

**CAMBRIDGE CENTRE FOR HOUSING AND
PLANNING RESEARCH**

**ANNUAL REPORT
2006**

**Department of Land Economy
19 Silver Street
Cambridge
CB3 9EP**

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

Katherine Knox - Joseph Rowntree Foundation

Matt Leach - Housing Corporation

Andrew Parfitt – Department for Communities and Local Government (formerly 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

Judith Yates – University of Sydney

The CCHPR website can be found on: <http://www.cchpr.landecon.cam.ac.uk/>

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 landecon-cchpr-admin@lists.cam.ac.uk

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

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Report for the year 2006 from the Director and Deputy Director

The Year 2006

In many ways 2006 has been a very successful year for the Centre. We have won longer term projects from both central government and the Housing Corporation. We have appointed highly qualified staff who have brought additional skills to our team. At the same time there have been greater opportunities for career development among existing members of staff, notably with respect to project management. We have published widely and played our part in important policy debates at international, national and regional levels.

Yet for those working in the Centre the year has also been one of uncertainty and sometimes frustration. In particular, for the first time the Dataspring contract for the Housing Corporation went to competitive tender under European Union regulations. This complex process took far longer than anticipated, so that from March to September not only was our contract with the Corporation simply extended but we really had two full time jobs – maintaining the Dataspring programme and developing our tender for what was called the Housing Corporation Statistical Service. Our hard work paid off and we won the project, which is for three years in the first instance and hopefully marks a period of increased security and stability for the Dataspring team.

A second major uncertainty has been in relation to the Department's role within the University – and therefore the Centre's location and potential for development. One outcome of the full scale review of the Department undertaken by senior University officers may well be to place more emphasis within the Department on housing and land use planning which would clearly benefit the Centre. A much more negative outcome relates to finance where it looks as though the Centre will have to work harder and operate more strategically to ensure long term financial security.

Much more positively we have undoubtedly upped our game with respect to publications over the year not only in terms of articles in refereed journals and through policy oriented reports but also through improvements to our web based dissemination. We are particularly grateful to Judy Yates who visited Cambridge in part to comment on our drafts. She has been an enormous help in building both enthusiasm and realism in our publication strategy. We are also very pleased that Judy has agreed to join our Advisory Group.

At the same time there have been frustrations with respect to some of our major policy research projects where publication has been delayed. While we trust that all these reports will eventually see the light of day, they inevitably become dated and may play a less effective role in debate.

We have made many presentations at academic and policy conferences both national, such as the Housing Studies Association's annual conference at York, and international, notably the ENHR's main conference which was held in Ljubljana this year. Papers are available on both the Housing Studies Association and the ENHR websites.

A different kind of dissemination was our joint series of seminars with Three Dragons who produced draft guidance on the Size, Type and Affordability of housing in parallel with our

own guidance on Housing Market Assessments. These were very well received even though the guidance had still not been finally agreed.

Research Areas

The main strands of our research have shifted slightly this year, partly because of the interests and skills of new staff, and partly because different topics have emerged to which we have been able to contribute. One of these is **Sustainable Development**, where work initially undertaken last year for then ODPM as part of their response to the Barker Review of Housing Supply was developed further in collaboration with the Department of Engineering. It is sponsored by Land Securities who are redeveloping the Eastern Quarry in Kent Thames Gateway and thus enables us to be far more locationally specific in looking at the factors influencing sustainable development and mixed communities than was possible for the ODPM study.

Another emerging strand is in relation to the **intermediate housing market**. A study of low cost home ownership was undertaken for Tower Homes and Metropolitan Home Ownership; Blackwells have commissioned an edited book on the topic; Christine, Youngha and Judy are working on conceptual and empirical issues; and we have just won a new project on modelling potential take-up.

We are expanding our interests in **social rented housing** and indeed the role of private renting in meeting social needs. In particular we have been commissioned by the Housing Corporation to look further into the factors that influence housing aspirations and the take-up of social housing. In collaboration with the Institute of Education in London together with the University of Warwick and LSE we are involved in a three year evaluation of the government's **Mixed Communities** Demonstration Projects for DCLG.

Our largest project continues to be **Dataspring**, where in addition to regular publications, database development and an improved website, work has concentrated on NROSH - the National Register of Social Housing - which will ultimately provide comprehensive individual dwelling based information on every socially owned property in England. The new project is organised in a rather different fashion from earlier contracts and is taking some time to settle down - but it does provide real opportunities to ensure more effective use of the data available.

Staff

As usual we have seen some staff changes. Aoife Ni Luanaigh left to join the private sector, and we hope this will provide an opportunity for us to develop our collaboration with SQW on rural and housing work. Wendy Solomou left for a more secure position undertaking statistical analysis in the central administration of the University of Cambridge. Roland Lovatt is now working on regeneration and other issues in Sheffield City Council and Caroline Kiddle has gone to Portugal to learn to teach Tai Chi.

Incomers include Chihiro Udagawa, a statistician and economist who has been working in Dundee on large datasets for the last few years; Alex Fenton who had been working on mixed communities projects funded by the Joseph Rowntree Foundation; and Katherine Haynes who

has come from the Birmingham City Council housing department. Isabella Boyce, an ethnographer from LSE, also joined us for a short time but found London more attractive. We are therefore now recruiting again looking for at least one more person to assist in general data analysis and policy work in the planning and housing area.

The Future

The Centre is now as stable as we have ever been, with funding in place with respect to all our core research areas. Moreover the University of Cambridge is expected to endorse a move towards permanent contracts where funding looks reasonably secure. We are therefore looking to develop longer term research proposals which can help us build our technical and analytic skills as well as our policy based expertise.

We are looking forward to a return visit by Judy Yates – when we hope to finalise the intermediate tenure book project - as well as a short visit from Michael Berry from RMIT who will help us in developing proposals. We will also be joined for a while by Patricia Baron Pollack from Cornell University whose particular interests are in housing for the elderly and in planning for housing.

Over the next few months, we must develop a business plan, which clarifies the financial basis for the Centre and identifies clear performance measures. This move towards a more coherent and proactive approach to maintaining and developing the role of the Centre and its long term stability is a necessary part of running a twenty-first century research centre. We hope the process will be a positive one leading to a greater capacity to do what we are best at – independent policy oriented research, which has real impacts on both theory and practice.

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 and CCHPR websites with interactive data features, database management and work on internal and external requests for rents and socio-economic statistics and analysis. He has recently been involved in supporting the NROSH and Profile of the Sector projects.



BingJiang Cao works as a Database Developer in the Centre. His main responsibilities are (1) Designing, developing and maintaining databases holding a large quantity of housing data from the Housing Corporation, DCLG and other resources for the projects in the centre. (2) Providing data analysis for the projects in the centre. (3) Working as a system administrator and database administrator for maintaining servers in the centre. (4) Providing IT support in the centre. He obtained his MPhil degree at the Computation Department, University of Manchester Institute of Science and Technology (UMIST). He worked in UMIST for four years.



Anna Clarke joined the Centre as a Research Associate in June 2004. Her research interests include housing need, homelessness, demand for social housing, low cost home ownership and sustainability of housing. She has recently completed research examining the drivers determining how housing will be used in the future and how better use can be made of the existing housing stock over the next 20 years. Prior to joining the Centre she worked for NACRO researching social exclusion issues relating to hostels, ex-offender housing, drug use and crime prevention.



Alex Fenton joined the Centre as a Research Associate in May 2006. His research interests include: neighbourhood change; housing, poverty and regeneration; debt and credit; material culture and architecture. He has a particular interest in mixed methods approaches to small area studies. He is heavily involved in the evaluation of the Mixed Communities Initiative, and his work at CCHPR ranges from secondary quantitative analysis to neighbourhood fieldwork. He previously worked at the Institute of Education, the London School of Economics and as an independent social researcher. He holds an MA in Social Anthropology from Edinburgh, and an MSc in Social Research Methods from Surrey.



Katherine Haynes joined the Centre as a Research Assistant in November 2006 to work on a number of projects including analyses within Dataspring. Since graduating from the University of Birmingham with a degree in History, she has pursued her interest in social housing through working in Local Government. She joins the Centre following time spent as part of the Housing Policy Department in Birmingham City Council.



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 in the allocation of social housing and the development of affordable housing. He has recently completed a project evaluating Low Cost Home Ownership and the Homebuy scheme in Wales for the Welsh Assembly Government, and a project for London Councils on the potential impact on homelessness of a pan-London Choice Based Lettings scheme. He is currently Chair of the Board of Homes for Haringey, an Arm's Length Management Organisation created by the London Borough of Haringey, and a Board Member of Hounslow Homes.



Fiona Lyall Grant is a Research Associate who has worked at the Centre since 1999. She gained a first class degree in social policy and her particular interest is qualitative research. She has worked on numerous Housing Corporation projects including researching housing associations who manage stock pending transfer into ownership and the collection of supported housing data. Most recently Fiona has been leading on a 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.



Sarah Monk is Deputy Director of the Centre and manages a range of research projects on a day-to-day basis. During the year she and her team have completed research projects on rural housing need in the West Midlands and in pressured rural housing markets in England, affordability targets in the East Midlands, and work on sustainable development, including the economic and social impacts of new housing. She has published papers on rural housing and sustainable development and on housing and labour markets in pressured areas. Current work includes understanding demographic, spatial and economic impacts on future affordable housing demand, and modelling low cost home ownership. She has also been involved in three regional seminars on affordable housing through the planning system in collaboration with Three Dragons.



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.



Jennie Spenceley is a Research Associate and Project Manager for the Housing Corporation Statistical Service (Dataspring) and has been working in the Centre since April 2000. She coordinates the delivery and dissemination of Dataspring outputs and is the first point of contact for clients, including external clients requiring data services. As well as being responsible for the 'Profile of the HA Sector', an annual report on behalf of the Housing Corporation, she has also written a number of technical, briefing papers and sector studies focusing on more specific areas within the Housing Association sector.



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. In addition she organises seminars and meetings, maintains our in-house library, and is responsible for publications. She also provides secretarial support and keeps an eye on finances.



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.



Chihiro Udagawa joined the Centre in July 2006. His main responsibilities are to provide expertise in economics, econometrics and statistical analyses. He is also responsible for analyses of rents data with Dataspring. His current project is the estimation of rates of return on the English private sector rents. The project is focusing 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.

Associates and Departmental Colleagues Working With Us During the Year

Dr Youngha Cho

Youngha has been working at Oxford Brookes University as a lecturer since May 2005. Her research interests are the intermediate housing market and the house building industry. She is currently working with Christine and Sarah on a new research project Modelling Future Take Up of Low Cost Home Ownership Products which will look at potential demand for the new suite of HomeBuy products launched recently by DCLG.

Dr Danuta Jachniak

Danuta is a researcher in the Department working on urban issues particularly in transition economies. She also supervises students in aspects of urban economics and housing.

Dr Nicola Morrison

Nicky is a lecturer in the Department of Land Economy teaching housing and the built environment. She is also an associate of CCHPR. She is co-editor of '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. She is also collaborating on the forthcoming CCPHR book on the intermediate housing market to be published by Blackwell.

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 the financial viability of housing associations and the implications for social housing provision. We are looking to develop a joint project in this field.

Kathleen Scanlon

Kathleen Scanlon is a researcher at LSE and the Danish Building Research Institute. Kathleen moved to Copenhagen in August and has since been working on Buy to Let issues and comparative analyses of social housing. She is also collaborating with us on the forthcoming book on intermediate housing markets.

Collaboration with Other Bodies

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

London School of Economics
University of Reading

University of Sheffield
Institute of Education

We have also worked closely with Three Dragons, the Department of Engineering, Forum for the Future, and colleagues within the Department of Land Economy.

Research Projects

Modelling Future Demand for Low Cost Home Ownership Products

This project was commissioned by the Department for Communities and Local Government (CLG) in order to assist them in policy decisions about new low-cost home ownership products. The project is in two stages. The first stage involves modelling tenure choice using a logit model and data from CORE pooled with the Survey of English Housing over 6 years; Stage 2 involves entering the coefficients from the logit model onto an Excel spreadsheet in order to enable scenario planning and sensitivity testing. The outputs should allow DCLG to estimate the likely take-up of different low-cost home ownership products. The work is joint with Oxford Brookes, with expert input from Professors Geoff Meen and Judy Yates.

Researchers: Sarah Monk, Christine Whitehead, Alex Fenton and Youngha Cho

Funding: £115,000

Funder: CLG

Contact: Sarah Monk

Dates: November 2006 to October 2007

Evaluation of the Mixed Communities Demonstration Projects

CCHPR, with the Institute of Education, the London School of Economics, Warwick Business School and the consultancy Shared Intelligence is carrying out an evaluation of the Mixed Communities Demonstration Projects. These aim to develop comprehensive approaches to neighbourhood renewal through major changes to the housing stock and tenure / income mix, improvements to the environment and action to reduce worklessness and crime. 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.

Researchers: Anna Clarke, Alex Fenton, Sarah Monk and Christine Whitehead

Funding: £64,150

Funder: CLG

Contact: Alex Fenton

Dates: Aug 2006 to Sept 2009

An Approach to Affordable Housing to inform the East Midlands Regional Plan

The East Midlands Regional Assembly commissioned CCHPR to develop an approach to establishing the required level of affordable housing in the region taking account of the policies set out in PPG3, draft PPS3 and the objectives and constraints of the Regional Plan. The approach will inform the Regional Plan, sub-regional spatial strategies and the Regional Housing Strategy. Having established an approach, the work involved formulating an affordable housing target for the region and for sub regional housing markets in the East Midlands, to include achieving an appropriate mix of household types and meeting the need for affordable rural housing.

Researchers: Anna Clarke, Alex Fenton, Alan Holmans and Sarah Monk

Funding: £22,500

Funder: The East Midlands Regional Assembly

Contact: Sarah Monk

Dates: May 2006

Understanding Demographic, Spatial and Economic Impacts on Future Affordable Housing Demand

This research project has been commissioned by the Housing Corporation. It is one of a number of flagship research projects to inform the Housing Corporation's key business priorities. It is expected to provide the Corporation with key business intelligence in relation to housing associations' existing stock and future investment options. It may also be useful to local authorities and others in understanding future housing demand. The research will explore the linkages between subsidised housing and the wider market, and contribute to the current debate on understanding the whole housing market at a very practical level. It will therefore be relevant to the work of the new regional housing bodies. The research also incorporates research into housing aspirations.

Researchers: Sarah Monk, Christine Whitehead, Alex Fenton, Anna Clarke and Alan Holmans

Funding: £191,075

Funder: Housing Corporation

Contact: Anna Clarke

Dates: March 2006 to July 2007

The Use of the Existing Housing Stock in the South East

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

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

Funding: £30,000

Funder: The South East England Regional Assembly

Contact: Anna Clarke

Dates: December 2005 to April 2006

The Extent and Impact of Rural Housing Need

Department for the Environment, Food and Rural Affairs 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

Funder: Department for the Environment, Food and Rural Affairs

Contact: Sarah Monk

Dates: December 2004 to March 2006

Sustainable Development in Kent Thames Gateway

Land Securities, a large property developer, have commissioned the Centre for Sustainable Development at the Department of Engineering to undertake research into sustainable development and creating sustainable communities in order to support their proposed redevelopment of Eastern Quarry in Dartford near Bluewater. The first phase of this work included a paper on the Economic and Social Impacts of New Housing Development, completed in March 2006. The second and final phase is to produce a paper on Resilience which will focus directly on the draft master plan for the first of five villages which are to be built on the site. As part of the site is still an active chalk quarry, the project is expected to last for at least the next 20 years, therefore the paper will be looking to 'future-proof' the development by exploring the likely economic, social and environmental changes that will affect the scheme and suggesting ways of making the new village more resilient to such changes.

Researchers: Sarah Monk, Anna Clarke, Ian Hodge and colleagues from Engineering and Architecture
Funding: £15,000
Funder: Land Securities
Contact: Anna Clarke
Dates: December 2005 to March 2007

Shelter Update 2006

Shelter commissioned a short update to our previous work in the Shelter Housing Investment Project Series. This involved analysing the extent to which the private rented sector is available to housing benefit claimants, and how sales of housing association stock are reflected in the earlier work *Building for the Future: 2005 Update*.

Researchers: Alan Holmans, Sarah Monk
Funding: £2,000
Funder: Shelter
Contact: Sarah Monk
Dates: April 2006 to June 2006

Environment Agency Project on Rural Land Use Scenarios

The Environment Agency commissioned the Department of Land Economy to undertake work on rural land use under a set of four future scenarios produced by the Henley Centre. CCHPR's input was to explore what might happen to land coming out of agriculture for development. The aim of the exercise was to identify the key land use issues, to look at the implications of each of the scenarios for land uses and the environment, to test whether the scenarios approach works for this sort of exercise, and to identify priority issues that emerge for environmental regulation and policy.

Researchers: Sarah Monk
Funding: £2,000
Funder: The Environment Agency
Contact: Sarah Monk
Dates: January 2006 to May 2006

Developing a Regional Housing Market Model for South East Wales

The South East Wales Regional Housing Forum (SEWRHF) has commissioned the production of an interactive database that will map, record, update and analyse housing data for the South East Wales region. The proposed Regional Housing Market Model is intended to enable the ongoing development of a regional perspective to support the growing recognition that housing markets (and labour markets) operate at the regional and sub-regional level, often straddling the administrative boundaries of local authorities. The model is intended to stimulate inter-authority and cross-boundary working, to support the land use planning system, in particular in support of policies to secure additional affordable housing, especially through the mechanism of S106 agreements and to respond to the changing character of housing markets over time.

Researchers: Michael Jones

Funding: £73,750

Funder: The South East Wales Regional Housing Forum

Contact: Michael Jones

Dates: January 2006 to September 2007

More Households to be Housed: Where is the Increase in Households Coming From?

The Town and Country Planning Association with the support of the Joseph Rowntree Foundation commissioned this work to analyse the new official 2003-based projections of households in future years published in March 2006 by the Office of the Deputy Prime Minister. These projections showed a much higher rate of increase than any previous set of households. The purpose of the analysis was to identify the sources of this increase and hence where any major uncertainties might lie; to look at regional patterns of household growth; and to analyse the implications for housing requirements. The objective was a publication for the Town and Country Planning Review and seminars to inform debate

Researchers: Alan Holmans and Christine Whitehead

Funding: £1,500

Funder: The Town and Country Planning Association

Contact: Alan Holmans

Date: May to October 2006

The Impact of a Pan-London Choice Based Lettings Scheme on Homelessness and Temporary Accommodation

The Association of London Government commissioned a short research project in order to understand the possible implications of a pan-London CBL scheme for the management of homelessness and temporary accommodation. The key objective of the project was to understand how the offer of different proportions of available lettings for inter-borough moves might impact on the ability of individual Boroughs to meet their statutory responsibilities for homeless households, and how this might impact on homeless households themselves.

Researchers: Michael Jones

Funding: £8,715

Funder: The Association of London Government

Contact: Michael Jones

Dates: January 2007 to September 2006

A Review of Low Cost Home Ownership Policies in Wales

The Welsh Assembly Government commissioned a review of Low Cost Home Ownership (LCHO) policies in Wales. The aims of the project were: to assess the effectiveness of LCHO schemes in meeting their stated policy objectives; to assess whether LCHO schemes have wider, or unforeseen, consequences on local housing markets and problems; and to advise on whether LCHO schemes are meeting their stated objectives, or whether revisions to the schemes are required, within the policy flexibility available to the Welsh Assembly Government.

Researchers: Michael Jones
Funding: £55,123
Funder: The Welsh Assembly Government
Contact: Michael Jones
Dates: January 2006 to September 2007

A Review of Welsh Social Landlords' Approaches to Maximising Choice in Letting Accommodation

The Welsh Assembly Government commissioned a review of lettings systems currently in use by social housing landlords in Wales, which are either choice-based or in which choice is an important component part. The aims of the project were to provide an evaluation of how well CBL pilot schemes operating in Wales are achieving their intended outcomes; and to use the research findings in drafting guidance on the law and good practice in relation to CBL schemes, suitable for issue by the Welsh Assembly Government.

Researchers: Michael Jones
Funding: £46,794
Funder: The Welsh Assembly Government
Contact: Michael Jones
Dates: January 2006 to November 2007

Extension: Dataspring Project

Following the previous full year contract from the Housing Corporation, the Dataspring team won a further contract to run a series of projects from April to September 2006. The programme was split into two parts: (i) Ensuring HC Regulatory Data are Fit for Purpose, and (ii) Using Regulatory Data. In the first part we examined usage of the Corporation's regulatory data and established protocols outlining good practice in tabulating, presenting and interpreting the data. In the second part we analysed changes in the structure of the social housing sector, compared rents across tenures and analysed rent data on supported housing for older people. The work was carried out by the existing Dataspring team.

Researchers: Daniel Banks, BingJiang Cao, Caroline Kiddle, Amanda Knight, Fiona Lyall Grant, Paul Sanderson, Wendy Solomou, Jennie Spenceley, Christine Whitehead
Funding: £191,370
Funder: Housing Corporation
Contact: Paul Sanderson
Dates: April 2006 to September 2006

Housing Corporation Statistical Service

This rolling programme is wholly funded by the Housing Corporation as part of their ongoing research into the annual regulatory data supplied to them by housing associations. The role of the CCHPR is to analyse the data and report on the findings, and advise on the implications for the implementation of regulatory policy. In addition, individual projects are undertaken to assist the Corporation to respond to developments affecting the social housing sector. The programme and its outputs are branded under the name, Dataspring. In 2006 the Housing Corporation put the programme out to open tender, which the CCHPR won. The contract covers the period 2006-2009 with the potential for an extension to 2011. The major elements of this continuing programme are:

Profile of the Housing Association Sector

This involves preparing a report based on the information provided in the Regulatory and Statistical Returns (RSR) of registered housing associations (HAs) to the Housing Corporation. The Profile of the Sector Report comprises approximately 90 data tables, a technical paper comparing last year's tables to the current year's, a technical paper outlining the changes to the RSR in the current year, a technical paper assessing the suitability of variables for inclusion in the RSR Time Series database 1989-2006, a summary paper analysing the tables and identifying major trends within the sector, and a briefing paper examining critical key data from the current year in greater detail.

Guide to Local Rents

The Guide to Local Rents provides comprehensive data and commentary on the pattern of rents in the social housing sector in England. This project consists of three parts. Part I compares the average rents, including new lets and re-lets, charged by HAs, with the average rents charged by local authorities and with average rents in the private rented sector (housing benefit cases referred to the Rent Officer). Part II provides data on HA rents at individual HA, local authority area, regional, and national level. At the HA level there is a further breakdown of average rents by assured and secured tenancy. Part III provides data on HA rents for supported housing and/or housing for older people at individual HA, local authority area, regional, and national level.

Estimating Rates of Return on Private Sector Rents

The original reason for this research was to assess the extent to which it would be appropriate to use lower quartile house prices as a surrogate for private rents in regional and local analysis in the light of the difficulties in obtaining Rent Officer Service data on the rents they determine for Housing Benefit purposes. Since the work was commissioned, it has proved possible to obtain these data directly so the need for a surrogate is obviated. However the more fundamental issues of tenure choice among lower income households and the extent to which the two sectors act as substitutes in different markets remain as do the questions of whether the processes of rent determination for tenants on Housing Benefit distorts outcomes in different markets.

Dataspring Databases

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

- Local housing markets database: contains cross-tenure rents information, population, income, house price, housing, households and employment variables.
- RSR Time Series database: constructed from key variables extracted from the annual RSR data. The data are presented in two discrete databases covering the periods 1989-2001 and 2002-2006 as the data definitions were revised radically in 2002.

Dataspring Website

The CCHPR maintains an award winning website that includes detailed information on Dataspring projects and project output downloads together with the latest news and staff profiles. In addition, various data are made available online including interactive versions of the rents guides and the RSR. These enable dynamic access to social sector rents and stock data from the RSR.

National Register of Social Housing (NROSH)

Research evaluating the proposed new NROSH has been carried out continuously by the CCHPR since the end of 2004. The intention is that NROSH will be eventually a partial replacement for the RSR. In March 2005 a report submitted to the Housing Corporation examined the similarities and differences of definitions used by the RSR with those proposed by NROSH and set out principles to be applied when comparing the two. A further report was submitted in May 2005 setting out appropriate and acceptable tolerance levels if NROSH is to replace much of the RSR. Since then work has continued most recently comparing pilot NROSH data with substantive RSR data. Where differences in data cannot be explained further research will be conducted with pilot HAs. Findings from the research will inform the eventual decision on whether NROSH constitutes an acceptable alternative to the RSR.

Researchers: Christine Whitehead, Sarah Monk, Paul Sanderson, Alex Fenton, Fiona Lyall Grant, Jennie Spenceley, Chihiro Udagawa, Daniel Banks, BingJiang Cao, and Katherine Haynes
Funding: £893,888 rising to approx £1.5m if 2009-2011 extension agreed
Funder: The Housing Corporation
Contact: Paul Sanderson
Dates: October 2006 to September 2009

New Publications

Refereed Journal Articles

Asare E, and Whitehead C. (2006) 'Formal mortgage markets in Ghana: Nature and implications' *RICS Research Paper Series*, 6 (13): 5-29.

Berry M, Williams P, Yates J, and Whitehead C. (2006) 'Involving the private sector in affordably housing provision: Can Australia learn from the UK?' *Urban Policy and Research* 24 (3): 307-323.

Crook A, Monk S, Rowley S, and Whitehead C. (2006) 'Planning gain and the supply of new affordable housing in England' *Town Planning Review*, 77 (3): 353-373.

Barker R G, Hendry J; Roberts J, and Sanderson P. (2006) 'Responsible ownership, shareholder value and the new shareholder activism' *Competition and Change* (in press).

Barker R G, Hendry J; Roberts J, and Sanderson P. (2006) 'Owners or traders? Conceptualizations of institutional investors and their relationship with corporate managers' *Human Relations* 59 (8): 1101-1132.

Barker R G, Hendry J, Roberts J, and Sanderson P. (2006) 'In the mirror of the market: the disciplinary effects of company / fund manager meetings' *Accounting, Organisations and Society* 31 (3): 277-294.

Lovatt R., Levy-Vroeland C, and Whitehead C. (2006) 'Foyers in the UK and France: Comparisons and contrasts' *European Journal of Housing Policy* 6 (2): 151-166.

Morrison N and Monk S. (2006) 'Job-housing mismatch: affordability crisis in Surrey, South East England' *Environment and Planning A*. 38 (6): 1115-1130.

Satham H, Green J, and Solomou W. (2006) 'Late termination of pregnancy: law, policy and decision making in four English fetal medicine units' *British Journal of Obstetrics and Gynaecology* 113 (12), 1402-1411.

Whitehead C. (2006) 'Planning policies and affordable housing: England as a successful case study?' *Housing Studies* 22 (1): 25-44.

Books and Reports: Externally Published

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Activities of Members of the Centre

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Member Advisory Group for Achieving Mobility in the Intermediate Housing Market research by the University of York for the Joseph Rowntree Foundation
Member of the European Network for Housing Research
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Designer/Developer, Weft QDA qualitative data analysis software

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Expert advisor, South East England Regional Assembly, for the South East Plan Examination in Public (December 2006)
Contributed to *Affordable Rural Housing Commission*, Defra, January 2006
Contributed to *Scenario Based Forecasts of Land Use and Management Change* for the Environment Agency (with Ian Hodge, Derek Nicholls and Graham Tucker)
Referee, *Environment and Planning A*, *Housing Studies*, *Journal of Rural Studies*, *European Journal of Housing Policy*, *Journal of Housing and the Built Environment*, *Local Economy*, *Planning Theory and Practice*
Member Advisory Group for Housing and Neighbourhoods Monitor research by the New Policy Institute for the Joseph Rowntree Foundation
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External assessor MIT Real Estate Programme
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Member Advisory Group for New Deal for Communities research by Sheffield Hallam University for DCLG

The Cambridge Centre for Housing and Planning Research Website

The CCHPR website was re-structured during the year and is now readily accessible on www.cchpr.landecon.cam.ac.uk. It can also be accessed via the Dataspring Website www.dataspring.org.uk as the two websites are linked. 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. 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. It is accessed from www.dataspring.org.uk

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. This means that the RSR is an invaluable data source, particularly when analysing how the sector has changed over time. The website contains a standard set of statistical tables and analysis that are drawn from the RSR data on behalf of the Housing Corporation. In order to increase the value of the RSR data to HAs and other organisations, we plan 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