For the most part 2007 has been a year of consolidation. We have built on our previous success in working for central government and the Housing Corporation. We have diversified our funding sources, adding the new National Housing and Planning Advice Unit, the States of Jersey and the charitable trust Barrow Cadbury to our sponsors.

The year has seen the publication of past research, notably The Demand for Social Housing, available on our web site with a summary published by DCLG; The Extent and Impacts of Rural Housing Need, published by Defra; The Use of the Existing Stock in the South East, published by the South East England Regional Assembly; and for DCLG – The Low Cost Home Ownership Affordability Study, to estimate the likely take-up of different low-cost home ownership products (also available on our web site).

We have consolidated our relationship with Three Dragons working jointly on issues relating to the provision of affordable housing through Section 106 with five further shared projects. We have completed the first year of our Statistical Service contract for the Housing Corporation, which has involved major changes in working practices.

Conferences during the year included the Housing Studies Association in York at Easter, where both Alan Holmans and Sarah Monk were plenary speakers, and the European Network for Housing Research international conference held in Rotterdam where a number of members of the team presented papers. Christine Whitehead spoke at the World Bank Urban symposium and took part in a round table for the Independent Commission of Growth and Development. Members of the Centre have spoken at a wide range of research and policy conferences across Europe and the UK.
Other successes during 2007 included research by Alan Holmans and Christine Whitehead published by the Town and Country Planning Association *More Households to be Housed: Where is the Increase Coming From?* and the final publication of Historical Statistics of Housing in Britain by Alan Holmans. This was the culmination of a major ESRC project and includes 315 tables with associated commentary. Michael Jones continued his successful partnership with the Welsh Assembly with two projects on Choice Based Lettings and Local Cost Homeownership.

We welcomed both Judith Yates and Mike Berry as visitors to the Centre. Judith continues to work with members of the team on developing articles for publication, while Mike discussed potential research projects and improving the financial base for the Centre. In both contexts, we are continuing to work on raising our game.

**Research Areas**

We have widened our main strands of research, reflecting both the changing mix of peoples’ skills and interests and changing funding patterns. Thus we have undertaken two projects for the National Housing and Planning Advisory Unit (NHPAU), one a literature review of issues related to affordability and the workings of the housing market, the other a review of data sources relevant to the regional (and local) requirement to take account of affordability when developing planning policy.

We have expanded our work on the modelling of demand for affordable housing, both nationally for CLG and regionally for the East and West Midlands Regional Assemblies, and we are about to start a project on the role of social housing in Jersey. We have also done work for the West Midlands and the East of England on housing requirements, including the intermediate housing market.
The delivery of affordable housing through the planning system continues to be a major strand, with research sponsored by the Royal Institution of Chartered Surveyors, Joseph Rowntree Foundation, the Housing Corporation South West and the East of England’s London Commuter Belt as well as training programmes for the Welsh Assembly Government and the Welsh Local Government Association. We are currently completing research into Common Starting Points for Section 106 (S106) Negotiations for the Department of Communities and Local Government.

We have built on our contribution to the Mixed Communities Demonstration Projects, research led by the Institute of Education in London which focuses on regenerating deprived social housing estates by undertaking work for the Barrow Cadbury Trust. This study of the Ward Penalty in Birmingham looks at area deprivation and its potential causes. Work for the Housing Corporation on balanced lettings and asset management addresses these issues. At the same time, we continue working on lettings and procedures.

Dataspring celebrated the successful completion of the first year of the three-year contract managed by the Housing Corporation’s newly established Centre for Research and Management Information in Cambridge. This has included not only regular monitoring of the sector but also a section of projects on rents and continuing work on the development of the National Register of Social Housing (NROSH).

Finally, we have completed a suite of outputs within our major study for the Housing Corporation on understanding the economic, spatial and demographic impacts on future affordable housing demand for the Housing Corporation. This work also covered what was originally a separate study of housing aspirations and will be disseminated through seminars and short ‘findings’ papers during the coming months.
Staff

During the year one member of the team, Katherine Haynes left the Centre and started a new career in event management in Birmingham. Joining us were Gemma Burgess who has successfully completed her PhD in Geography at the University of Cambridge and Sanna Markkanen who has completed her PhD at the University of Leeds. Tiffany Lunday who has completed the MPhil at the Scott Polar Research Institute and Ruth Shaw both joined us for short-term contracts. They bring new qualifications, skills and expertise and make welcome additions to the team. Perhaps most importantly for our long-term stability many of our staff have moved from short-term to permanent contracts.

Christine Whitehead Director
Sarah Monk Deputy Director
OUR TEAM

Daniel Banks joined the Centre in January 2000 after graduating with a first in Law from the University of Essex. He manages the IT side of the Centre. His main responsibilities include the development and maintenance of the Dataspring and CCHPR websites; expanding the 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, which produce data and analysis of the housing association sector.

BingJiang Cao completed his MPhil degree at the Computation Department, University of Manchester Institute of Science and Technology (UMIST). He worked at UMIST for four years, before coming to the Centre in 2004. He works as a Database Developer in the Centre. His main responsibilities are: 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; providing data analysis for the projects in the centre; working as a system administrator and database administrator for maintaining servers in the centre; providing IT support in the centre.

Gemma Burgess joined the Centre as a Research Assistant in February this year. She has already contributed to a number of publications notably for the RICS and JRF on how S106 is operating. She has been involved in a number of projects focused around the provision of affordable housing through the planning system, in addition to research on the intermediate market and affordability and in 2008 will begin research focusing on gender and regeneration. She holds a MA in Geography, an MPhil in Geographical Research and completed her PhD in Geography at the University of Cambridge in October.

Anna Clarke joined the Centre as a Research Associate in June 2004. Before joining the Centre, she worked on research into homelessness, ex-offenders and drug use, with a particular focus on qualitative research methods. Her current research interests include housing need, demand for social housing, intermediate housing markets and sustainable communities. She has recently been leading on a project looking at the drivers affecting future demand for social housing. A large-scale analysis of the use of the existing stock was published by SEERA in 2007. She holds an MA in Social Anthropology from the University of Cambridge.
Alex Fenton holds an MA in Social Anthropology from Edinburgh, and an MSc in Social Research Methods from Surrey. He 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. Before coming to the CCHPR, he worked at the Institute of Education, the London School of Economics and as an independent social researcher.

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 is a nationally acknowledged expert on household projections, and assessing the need for social rents and intermediate market housing. Within the Centre he has been involved in projects examining housing demand and need at national/regional and local levels, housing for the elderly, house prices, inheritance, subsidy systems, and other housing finance topics. His major ESRC sponsored study on Historical Statistics in Housing was published this year.

Michael Jones is a Research Associate in the Centre. His background is in the fields of architecture and finance. 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.

Tiffany Lunday joined the Centre in July 2007 after completing an MPhil in Polar Studies at the University of Cambridge. She also holds a BA in Geography from University of British Columbia. She has both qualitative and quantitative skills and has been working on a wide range of projects with the Centre. Her current research interests lie in determining housing needs and provision for low-income households. She has also been conducting research on the University own housing for key worker groups, looking at accommodation round this in the context of new housing developments in Cambridge.
Fiona Lyall is a Research Associate who has worked at the Centre since 1999. She gained a first class degree in social policy from Anglia Polytechnic University, 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 the 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 for the regulation of housing associations.

Sanna Markkanen holds a BA in Anthropology and Communication Studies, from the University of London, an MA in International Studies from the University of Leeds, and her PhD in Sociology and Social Policy from the University of Leeds. She is currently working on a project looking at the future needs of ethnic minorities. She joined the Centre as a Research Assistant in September 2007. Her research interests include forced migration, social integration and segregation, and different issues relating to ethnic diversity and minority ethnic populations’ housing needs.

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

Paul Sanderson is Senior Research Associate and Research Programme Manager, responsible for the Statistical Service contract (Dataspring) for the Housing Corporation’s regulatory division. His core research interests are regulation and corporate governance. In addition to working at CCHPR he is Senior Research Fellow at the Centre for Business Research, Judge Business School, where he is the principal researcher on an ESRC funded project examining the use of the comply-or-explain mechanism in regulating corporate behaviour, and is also Senior Lecturer in Regulation Studies at Anglia Ruskin University, where he co-manages the e-MSc Regulation.
Jennie Spenceley holds BA (Hons) in History from Leicester University. She is a Research Associate and Project Manager for the Housing Corporation Statistical Service programme (Dataspring) and has been working in the Centre since April 2000. She coordinates the delivery and dissemination of Dataspring outputs and is the first point of contact for clients, and potential clients requiring data services. Her main areas of interest are in the analysis of social housing data and in particular, the provision of social housing, by housing associations. She has written a number of briefing papers and sector studies looking at various aspects of this provision. She is now trained in PRINCE2.

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, to provide a public face for the Centre and to manage the in-house finances across our many projects. In addition, she organises seminars and meetings, maintains our in-house library, and is responsible for publications. She also provides secretarial support, in particular to Alan Holmans and Christine Whitehead.

Christine Whitehead has been Director of the Centre since it was founded in 1990. Her research interests are mainly in housing and urban economics, finance and policy. Over the last few years she has concentrated on questions related to privatisation and the role of social housing; affordable housing through the planning system; shared equity and the shared ownership and a broad range of analysis of housing finance and housing tenure, as well as inter-country compensations. She is Professor in Housing in the Department of Economics, London School of Economics, and is currently acting as co-chair of the European Network of Housing Research.

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. He holds MSc in Economics from London and previously worked at Scottish Economic Research, University of Abertay Dundee.
Associates and Departmental Colleagues Working with us During the Year

Dr Youngha Cho has been working at Oxford Brookes University as a lecturer and senior lecturer since May 2005 after leaving CCHPR. Her research interests are the intermediate housing market and the house-building industry. She is currently working with Christine and Sarah on the 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.

Dr Nicola Morrison is a lecturer in the Department of Land Economy teaching housing and the built environment. She is also an associate of CCPHR. She is co-editor of ‘Inclusive Neighbourhoods in Europe’, published by Routledge. This book stems from research sponsored by the European Commission examining neighbourhood renewal initiatives across eight European countries. She is also collaborating on the forthcoming CCPHR book on the intermediate housing market to be published by Blackwell.

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

Professor Mike Berry is a leading scholar of urban studies and public policy. His research role at the RMIT University AHURI/NATSEM research centre has focused on urban development processes, urban social theory, economics and policy, and housing markets and policy. Professor Berry has been carrying out research of national significance and international reach into alternative financing approaches for affordable housing. He is also a Senior Research Associate of ‘lab.3000’ – a strategy developed for Victoria with a vision for a Digital Design Precinct in Melbourne, Australia.

Kathleen Scanlon is a researcher at LSE and the Danish Building Research Institute. Kathleen moved to Copenhagen in August 2006 and has since been working on Buy to Let issues and comparative analyses of social housing. She completed and edited a book on Social Housing in Europe with Christine Whitehead, published in July 2007. She is also collaborating with us on our forthcoming book on intermediate housing markets.

Collaboration with Other Bodies

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

- London School of Economics
- University of Sheffield
- University of Reading,
- Institute of Education
- Roger Tym & Partners
- University of York
- Oxford Brookes
- GVA Grimley

We have also worked closely with Lin Cousins, Andrew Golland and Kathleen Dunmore of Three Dragons.
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 was conducted 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 – October 2007

Evaluation of the Mixed Communities Demonstration Projects
CCPHR, 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, Gemma Burgess and Christine Whitehead
Funding  £64,150
Funder  CLG
Contact  Alex Fenton
Dates  Aug 2006 – September 2009

Forecasting and Managing Planning Obligations for Developer Contributions to Affordable Housing: A Feasibility Study
This feasibility study into how to improve the performance of S106 in delivering additional affordable housing comprises a policy and data review of the South West region, stakeholder interviews at national, regional and local levels, and four case studies from within the South West’s housing market areas. There are also two seminar/workshops, one in late March to test understanding of local issues and one in May to explore ways of aligning grant and loan finance to developer contributions. The final outputs will be a report and summary to the Housing Corporation South West. We are working in partnership with Roger Tym & Partners.

Researchers  Sarah Monk and Gemma Burgess
Funding  £22,500
Funder(s) The Housing Corporation
Contact  Sarah Monk
Date  February 2007
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 – July 2007

S106 Affordable Housing Provision: What is Going On?

This project took place in two stages. The first, which was funded by the RICS, comprised a literature and policy review together with an email survey of local planning authorities to find out about their current affordable housing policies and recent practice in the context of regulatory uncertainty – notably the possibility of a scaled back S106 for affordable housing alongside a new Planning gain Supplement to pay for infrastructure. The second phase, which was funded by the JRF, involved in-depth interviews with a sample of authorities, looking in more detail at individual sites.

The final report for the RICS was published in their research paper series, Vol. 7 no. 14 entitled The Provision of Affordable Housing through Section 106: the situation in 2007. The JRF has also published the additional case study research as a Findings document, which is available on the JRF website. The full report of the case study research is on the CCHPR website.

Researchers  Sarah Monk, Gemma Burgess and Christine Whitehead
Funding  £12,500
Funder(s)  Joseph Rowntree Foundation and Royal Institution of Chartered Surveyors
Contact  Sarah Monk
Dates  February – October 2007
Common Starting Points for S106 Affordable Housing Negotiations: A Report for the Communities and Local Government Department

Communities and Local Government commissioned a two-stage research project to improve the evidence on the dynamics of Section 106 negotiations for affordable housing and to explore what the best ‘common starting point’ (CSP) for such negotiations might be. The Governments’ consultation paper Changes to Planning Obligations: A Planning-gain Supplement included a proposal for a common starting point for developer contributions to affordable housing (paragraphs 48-60) in response to criticism of the current arrangements as lacking predictability for developers as to the value of the contribution likely to be sought from them.

The aim of this research was to explore current LPA practice and to establish whether LPAs have CSPs and what these are, to evaluate the relative merits of different CSPs, consider issues such a single CSP and identify whether the adoption of CSPs would be beneficial.

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

Response to the Green Paper Homes for the Future: more affordable, more sustainable (Cm7191, Communities Local Government) and the Comprehensive Spending Review-Pre-Budget Report 2007

The Government asked for responses to the Green Paper, published in July 2007, which suggested a number of changes to the planning system. The CSR and PBR made further changes. The Joseph Rowntree Foundation commissioned CCHPR to produce a response, which will be discussed with Communities and Local Government.

Researchers  Sarah Monk, Gemma Burgess, Christine Whitehead (CCHPR), Tony Crook (University of Sheffield)
Funding  £2,000
Funder(s)  Joseph Rowntree Foundation
Contact  Sarah Monk
Dates  September – October 2007

Beyond the Affordable Housing Study Stage II: A review and analysis of changes in the intermediate housing market in the East of England 2004-2007

In 2004, the East of England Regional Assembly published two reports from stage 2 of a regional affordable housing study undertaken by the Cambridge Centre for Housing and Planning Research (CCHPR). The Assembly has now commissioned CCHPR to undertake an update of the 2004 study. The project is timely as there are now much more data available on the groups which are accessing low cost home ownership (LCHO). The project is assessing how the intermediate market has changed, whether the current priority groups for LCHO are effective, and whether data collection has been successful. The report will assist the Region in altering the LCHO products and improving the collection of data.

Researchers  Sarah Monk, Gemma Burgess, Alan Holmans
Funding  £24,875
Funder(s)  East of England Regional Assembly
Contact  Sarah Monk
Dates  September 2007– February 2008
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.

Researcher: Michael Jones
Funding: £8,715
Funder: The Association of London Government
Contact: Michael Jones
Dates: January 2007 – September 2007

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.

Researcher: Michael Jones
Funding: £55,123
Funder: The Welsh Assembly Government
Contact: Michael Jones
Dates: January 2006 – 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.

Researcher: Michael Jones
Funding: £46,794
Funder: The Welsh Assembly Government
Contact: Michael Jones
Dates: January 2006 – November 2007
Good Practice Guide to Delivering New Affordable Housing on S106 Sites
This project focuses on the East of England region, which includes the London Commuter Belt. As affordability worsens, local planning authorities are under increasing pressure to secure affordable housing on S106 schemes successfully. The study will explore recent literature and policy, carry out stakeholder meetings and conduct interviews with local planning authorities and stakeholders. The output will be a ‘good practice guide’ to aid local authorities in S106 affordable housing delivery.

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

West Midlands Regional Spatial Strategy Revisions – Re-run of the Affordable Housing Figures
The West Midlands Regional Assembly in revising the Regional Spatial Strategy (RSS) required updated figures for future need for affordable housing over the next 20 years. Using Alan Holmans’ method based on the household projections, CCHPR is carrying a series of estimates of this need, including identifying need arising in different parts of the region and dividing this need into social and intermediate housing. As well as the calculations, CCHPR is providing a thorough commentary to enable officers and members to understand how the figures are reached and modelling the application of different constraints (such as overall target growth and land availability) on the figures in order to reach the final recommendations.

Researchers Alex Fenton, Alan Holmans and Sarah Monk
Funding £27,342
Funder(s) West Midlands Regional Assembly
Contact Alex Fenton
Dates April – July 2007

Promoting Mixed Communities through Balanced Lettings and Asset Management
The aims of the project, carried out for the Housing Corporation and Communities and Local Government, are to understand how to achieve a better balance between allocating social homes to the most needy, and preserving/improving the mix of the housing stock, in particular through balanced lettings and asset management policies. The project conducted 30 qualitative interviews with Chief Executives of RSLs and ALMOs and local authority Directors of Housing.

Researchers Michael Jones and Nicky Morrison
Funding £16,875
Funder(s) Housing Corporation and Communities and Local Government
Contact Michael Jones
Dates June – September 2007


**Preventing Homelessness: Efficiencies in Lettings Functions in LA and RSL Stock**

This project was commissioned by the Housing Corporation as one of a group of projects developing key themes of the Corporation’s ‘Tackling Homelessness Strategy’, published in December 2006. The project is intended to inform one of the key areas that underpin the Corporation’s approach to preventing and tackling homelessness, by analysing and promoting existing good practice among social landlords in their lettings functions at regional, sub-regional and local levels. It focuses on the use made by local authorities of nominations to RSLs, and the use of nominations to re-house households that are homeless and in priority need, for whom local authorities have a statutory duty to secure housing.

**Researcher**  Michael Jones  
**Funding**  £49,162  
**Funder(s)**  Housing Corporation with South West Regional Housing Board and South West Branch, Chartered Institute of Housing  
**Contact**  Michael Jones  
**Dates**  February – November 2007

**Official Projections of Future Numbers of Households in England and their Implications for Housing**

This is an on-going project that analyses and comments on official estimates (projections) of the number of households in future years, the types of household, and the ages of household heads. The sources of the projected future increase in the number of households – ageing of the population and inward migration are analysed, and sources of uncertainty noted. A new and much higher projection of the population of England was published by the Office for National Statistics in October 2007. What it implies for the future increase in numbers of households will be studied, along with sources of uncertainty.

**Researcher**  Alan Holmans  
**Funding**  £3,000  
**Funder**  Town and Country Planning Association  
**Contact**  Alan Holmans  
**Dates**  January 2006 – December 2008

**Choice Based Lettings Research in Yorkshire and the Humber**

This project was commissioned by the Government Office for Yorkshire and the Humber, to undertake a study to inform stakeholders about the resource and service delivery implications of implementing CBL in high demand and rural areas in Yorkshire and the Humber, using Harrogate DC as a feasibility case study.

**Researcher**  Michael Jones  
**Funding**  £12,350  
**Funder**  Government Office for Yorkshire and the Humber  
**Contact**  Michael Jones  
**Dates**  May – October 2007
Planning: Delivering Affordable Housing
This project involved organising three training seminars in North and South Wales in May 2007 to inform local authority officers about the suite of material designed to improve their delivery of affordable housing through the planning system. A report on the seminars was produced for publication in November 2007.

Researchers  Sarah Monk, Christine Whitehead and Michael Jones
Funding  £24,850
Funder(s)  Welsh Local Government
Contact  Sarah Monk
Dates  February – November 2007

Planning and Affordable Housing Member Training and Development Programme
This project was to deliver a training programme for elected members, particularly those with housing and planning portfolios. They involved three seminars in North, Central and South Wales.

Researchers  Sarah Monk and Christine Whitehead
Funding  £27,750
Funder  Welsh Local Government
Contact  Sarah Monk
Dates  July – November 2007

University of Cambridge Housing Needs Study
This project has been commissioned by Cambridge University's Estates Management and Building Service to advise on the housing needs of University staff. The project has carried out an email survey of all University staff in order to assess the current rate of recruitment, the extent to which newly appointed staff who are moving to Cambridge from elsewhere, and the difficulties experienced by staff in the Cambridge housing market.

Researchers  Michael Jones and Tiffany Lunday
Funding  £15,520
Funder(s)  University of Cambridge
Contact  Michael Jones
Dates  April – August 2007

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

Researchers  Michael Jones and Minna Sunikka
Funding  £30,175
Funder(s)  East Thames Housing Group
Contact  Michael Jones
Dates  November 2007 – May 2008
Impact of Worsening Market Housing Affordability on Demand for Social Housing

This project was commissioned by the National Housing and Planning Advice Unit to undertake a rapid assessment literature review of the evidence on the impact of worsening market housing affordability on demand for social housing, private renting, new household formation and regional variations in these impacts.

Researchers  Sarah Monk, Christine Whitehead, Gemma Burgess, Anna Clarke and Alan Holmans

Funding  £9,900
Funder  National Housing and Planning Advice Unit
Contact  Sarah Monk
Dates  August – October 2007

Overview of Availability and Quality of Data Sources Relevant to the Work of the National Housing and Planning Advice Unit

The National Housing and Planning Advice Unit commissioned CCHPR to undertake a review of the availability and quality of data sources relevant to their work. Notably, this relates to housing affordability and how to measure it in different locations and over time.

Researchers  Sarah Monk, Christine Whitehead, Anna Clarke, Gemma Burgess, Sanna Markkanen, Alex Fenton, Alan Holmans, Daniel Banks and Fiona Lyall Grant.

Funding  £71,300
Funder  National Housing and Planning Advice Unit
Contact  Sarah Monk
Dates  October 2007 – April 2008
In October 2006, the Centre commenced a three-year research contract with the Housing Corporation for the ‘Provision of Statistical Services.’ There are two components to the programme: (i) a set of core annual projects analysing the data housing associations supply to the Corporation in their Regulatory Statistical Returns and (ii) a series of related one-off projects reflecting changes in their priorities and government policy. The latter are agreed annually with the Corporation. All outputs are branded under the name ‘Dataspring,’ which has been used to identify similar work carried out for the Corporation over the past decade. Most outputs are available on the dedicated Dataspring website, http://www.dataspring.org.uk

Programme Director Christine Whitehead
Programme Manager Paul Sanderson
Projects Manager Jennie Spenceley
Funding Average £313,078 pa. (£939,235 in total)
Funder Housing Corporation
Dates 1 October 2006 – 31 September 2009

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

- Local housing markets database: containing 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.

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

Researchers Chihiro Udagawa and Daniel Banks

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

Researchers Jennie Spenceley and Daniel Banks
Interactive Data Access and Database Maintenance

A key part of the programme is to make the data available, both as tables and interactively, via our award-winning user-friendly website. The Rents Guides are available in tabular form while the annual Profile of the Sector data are added into a time series database constructed from key variables extracted from the annual Regulatory Statistical Return, which enables researchers to examine key trends in the housing association sector since 1989. Some of the elements of this database are made available for interrogation online. The Dataspring website also contains all Dataspring publications and news items. It is run in parallel with the Centre's own website.

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

Researchers  Daniel Banks and BingJiang Cao

Specific projects

Rents and Rates of Return in the Rented Sectors

The major strand of project work for 2006-7 focused on rents. The objective was to provide analyses to assist with a fundamental assessment of the extent to which registered social landlord’s rents as currently structured are consistent with policy on value for money and growth, and to compare RSL rents with the costs of other types of tenure. The individual projects included separate studies analysing RSL, local authority and private sector rents as well as rates of return and private sectors. These analyses were at various geographical levels, and provide a clear picture of the extent to which rent and rate of return differentials vary by area, type, etc. We expect to publish much of this material in accessible form in the current year.

Researchers  Christine Whitehead, Chihiro Udagawa, BingJiang Cao and Daniel Banks

National Register of Social Housing (NROSH)

The Department of Communities and Local Government intends to introduce NROSH as a means of collecting comprehensive data on an individual property basis from both housing association and local authorities within the next two years. Since the earliest planning stages Dataspring has been assisting the Corporation with its assessment of the viability of this new database as a partial replacement for the Regulatory and Statistical Return. A number of projects have been completed within a rolling programme. Some of these have been carried out in collaboration with the Corporation, such as comparing definitions in the RSR with those used by NROSH, and validating the pilot data uploads by housing associations.

There have been a number of other stand-alone projects including an assessment of what constitutes an acceptable tolerance level for discrepancies between submissions under the two systems, and two qualitative projects: Lessons Learned I and II, in which staff at the pilot housing associations were interviewed to discover what constitutes good practice and what problems they face in implementing NROSH.

Researchers  Fiona Lyall Grant, Daniel Banks, Chihiro Udagawa and BingJiang Cao
NEW PUBLICATIONS

Refereed Journal Articles


Books and Reports: Externally Published


Internally Published

Conference/Seminar Papers


Activities of Members of the Centre

Anna Clarke
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
Member of the Housing Studies Association

Alex Fenton
Fellow, Royal Anthropological Institute
Associate, Centre for Analysis of Social Exclusion, LSE
Founder Director, Lambeth Savings and Credit Union
Designer/Developer, Weft QDA qualitative data analysis software

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

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

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

Sarah Monk
Senior Member and Director of Studies in Land Economy, Wolfson College
Member of the European Network for Housing Research
Member of the Housing Studies Association

Paul Sanderson
Member of the Academy of Management (US)
Member of the Higher Education Academy
Member of the Society for Business Ethics (US)

Jennie Spenceley
Member of the Housing Studies Association
Member of the European Network of Housing Research

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

Christine Whitehead
Member of Academy of Learned Societies for the Social Sciences
Advisor to House of Commons Select Committee on Communities and Local Government
Member of Editorial Boards of Housing Studies, Land Economics, Journal of Housing Research
Honorary Associate of the Royal Institute of Chartered Surveyors
Fellow, Society of Property Researchers
Member of RICS Research Advisory Group
Acting joint Deputy Chairman, European Network of Housing Research
Joint Coordinator of ENHR Housing Finance Working Group
External assessor MIT Real Estate Programme
Board Member Moscow Urban Institute
External Examiner Hong Kong University
Member Advisory Group for New Deal for Communities research by
Sheffield Hallam University for DCLG
Member of Advisory Group for Cambridge Housing and Planning Research
The Cambridge Centre for Housing and Planning Research Website
Development of the CCHPR and Dataspring websites has continued during the year, including improvements to accessibility and the News sections. The websites are accessible at www.cchpr.landecon.cam.ac.uk and www.dataspring.org.uk. 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 may be directed 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.

The range of new products and data services available on the Dataspring website during 2007 will continue to grow. The address is: www.dataspring.org.uk

Advisory Group
We are very grateful for the generous commitment of our Advisory Group who meet with us regularly and help in many other ways. In 2007 they were:

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

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