

Cambridge Centre
for Housing &
Planning Research

Annual Report 2009



UNIVERSITY OF
CAMBRIDGE

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Advisory Group

We are very grateful for the generous commitment of our Advisory Group who meet with us regularly and help in many other ways. In 2009 they were:

Tony Crook	University of Sheffield
Ken Gibb	University of Glasgow
Katherine Knox	Joseph Rowntree Foundation
Bob Pannell	Council of Mortgage Lenders
Gavin Smart	National Housing Federation
Steve Wilcox	University of York
Judith Yates	University of Sydney

Welcome

This year has been challenging for us as for everyone else, but has also been very productive. There has been increasing competition for diminishing research funding. Despite this, we have succeeded in winning some major projects, as well as a continuing stream of often very small pieces of work that nevertheless we hope have a wide impact.

Our staffing has remained very stable. Only one staff member, Kat Martindale, has left. Jennie Spenceley returned from maternity leave and we have recently been joined by Jordan Tchillingirian, a temporary field worker. We hope he will be able to continue working with us while he studies for a PhD next year.

Dataspring continued to provide data analysis and policy input to its funder, the social housing regulator as well as to a broader client base. Despite the organisational change from Housing Corporation to Tenant Services Authority the original three year contract was extended for a further year for a similar annual amount. This provides not only a substantial volume of work for the Dataspring team but also a degree of security for the Centre as a whole. Recent and planned work on the project reflects changes in the regulatory landscape, combining, for example, assessments of the progress made in rent regulation over the past few years with forward looking evaluations of the regulatory efficacy of the new National Register of Social Housing (NROSH).

Themes in our research this year include area-based studies - Evaluation of the Mixed Communities Demonstration Projects, the Ward Penalty in Birmingham, the Working Neighbourhoods Fund, the use of Typologies of Place in policy making, and a scoping study on urban renaissance.

Another strong theme is policy evaluation – of the Enhanced Housing Options Trailblazers, the First Stop Information and Advice service, the Home and Employment Connexions pilot; of how well Choice Based Lettings pilot schemes in Wales are improving housing choice; and of the possible options for social housing in Jersey.

Two themes which we have continued year after year are household projections and housing requirements and the interface between them. We have just undertaken projects on future housing needs and demands in Wales; an update of last year's work for Shelter on housing demand and need; an assessment of future affordable housing requirements in the East of England, and an update of earlier housing estimates for the West Midlands. On affordable housing and the planning system we joined with the University of Sheffield's Town and Regional Planning Department on Valuing Planning Obligations in England, taking responsibility for case studies looking at whether what is agreed in S106 negotiations is actually delivered. We also undertook an update on last year's S106 practice guidance for Wales to take account of the downturn, as well as other advisory work in this area; projects based on roundtable discussions, one for the RICS on the capacity of the planning system to deliver the government's housing targets, the other a contribution to the political debate on planning and affordable housing. We also undertook two projects reviewing the implementation of the Gender Equality Duty in planning.

A novel arrangement for us has been a two year Call-off contract with the Scottish Government, which has resulted in three pieces of research this year. The first explored the feasibility of creating a model of older people's housing, support and care needs; the second a review of the role of housing, planning and regeneration policies in developing mixed communities; and the third examines the evidence on the economic and social impacts of housing. We expect further contracts from Scotland next year.

Another new departure has been work on the current recession. This included Low Cost Home Ownership and the Credit Crunch for HCA; a contribution on renting in the downturn for the CLG Expert Panel; a roundtable discussion on the operation of the housing market now and in the future for the RICS; as well as reviews and advice on financial markets and proposed policy changes.

Work on environmental issues included a report undertaken for the RICS on whether the government's targets for reducing carbon emissions can be achieved in the East of England and East Midlands and an evaluation of the links between environmental, standards and mortgage lending.

Homelessness is a growing theme, with projects on what happens to childless sufferers of domestic violence and a history of the Cyrenians in Cambridge, as well as the Trailblazer evaluation.

We have collaborated a great deal with other researchers. These include the LSE's Centre for Analysis of Social Exclusion, the consultancy Shared Intelligence and the University of Warwick, the University of Birmingham and LSE London as well as streams of projects with the University of Sheffield. Further collaboration with LSE has seen Alex Fenton working with the LSE team on the use of spatial typologies in developing policy. We also continued to collaborate with Three Dragons, updating our Welsh guidance on affordable housing delivery in the context of the housing market downturn.

Other work includes a survey of housing providers asking about under-occupation and overcrowding in the East of England's social housing stock; analysis of long term unemployment rates for CLG; and a review of the impact on public spending of high density housing in London.

One key event for the Centre was a seminar in honour of Alan Holmans, to mark his second retirement – we look forward to celebrating his third some years ahead. We also hosted a seminar with the European Mortgage Federation, and spoke at a range of international events in Europe, Hong Kong and Australia, as well as many academic and policy oriented conferences.

2010 will be an important year for the Centre. Our director Christine Whitehead is due to retire and we will be seeking a successor. We will also be celebrating twenty years of housing and planning research at the Centre, with the publication of an edited book on the intermediate housing market, and a conference in September. We do hope as many of you as possible will be there, whether in an academic capacity or simply to join us in our celebration and farewell to Christine as director – though not as a colleague and researcher, which we trust will continue.

Sarah Monk, Deputy Director
Christine Whitehead, Director

Our Team



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



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



Anna Clarke joined the Centre as a Research Associate in June 2004. Her research interests include housing need, homelessness, demand for social housing and low cost home ownership, worklessness and poor neighbourhoods. Her recent work includes work on homelessness legislation and domestic violence, the history of homelessness and is leading on a large evaluation project on Housing Options services. Prior to joining the Centre she worked for NACRO researching social exclusion issues relating to hostels, ex-offender housing, drug use and crime prevention. Her research skills include qualitative research, focus groups, as well as survey research and analysis. She teaches qualitative research methods on the Land Economy MPhil programme.



Alex Fenton Alex's academic background is in sociology and anthropology. He joined the Centre in 2006, having worked previously at the Institute of Education, the London School of Economics, and as a freelance social researcher. His research at CCHPR are the spatial distribution of deprivation, the social and housing characteristics which includes analysis of poor neighbourhoods, and urban regeneration policies as well as the evaluation of housing requirements. His methodological interests include small-area statistics, qualitative data analysis and mixed methods in neighbourhood research. He also contributes to Land Economy's teaching programmes, lecturing on Regional Economics on the undergraduate tripos, and on research methods for the MPhil.



Fiona Lyall Grant has worked at the Centre for the past ten years, having gained a first class degree in Health, Welfare and Social Policy from Anglia Polytechnic University. She played an important role in developing qualitative analyses in Dataspring. Over the past year Fiona has worked on Low Cost Home Ownership: Affordability, Risks and Issues for the Housing Corporation and Domestic Violence - Assistance for Adults without Dependant Children for CLG. Fiona is currently working on the Evaluation of Enhanced Housing Options Trailblazers and the Evaluation of the FirstStop advice initiative.



Alan Holmans has been a Research Fellow at the Centre since 1995 after retiring from the Department of the Environment as Chief Housing Economist the previous year. He is a nationally acknowledged expert on household projections, about which he advises the Department for Communities and Local Government. He has developed a model for estimating the demand and need for housing, which has been widely used by government at different spatial levels. It is also an important input to the Centre's projects examining housing demand and need at national and regional level. His recent work includes studies of housing wealth and inheritance, older peoples' housing, and estimates of moving and households formed as well as updates of projections for Shelter and TCPA.



Michael Jones is a Research Associate in the Centre. He read Architecture at Cambridge, and before joining the Centre worked in local government at senior and Chief Officer levels. His main areas of interest are distributional issues in housing allocations and financial issues in social housing. Recently completed projects include developing proposals to address the needs of University staff in Cambridge; an evaluation of proportions of social housing in Jersey; and the impact of high density service charges. He is Chair of the Board of Homes for Haringey, the Arm's Length Management Organisation of the London Borough of Haringey.



Sanna Markkanen is a Research Associate in the Centre. She holds a BA in Anthropology and Communication Studies from the University of London, MA in International Studies from University of Leeds, and a PhD in Sociology and Social Policy, also from the University of Leeds. She joined the Centre in September 2007, and her main research interests include migration, inequalities, social integration, and different issues relating to ethnic diversity and minority ethnic populations' housing needs and aspirations. She has recently worked on an Evaluation of Enhanced Housing Options Trailblazers, an economic evaluation of Emmaus Village Carlton for Emmaus UK, evaluation of the Mixed Communities Initiative for CLG, and a project on 'ward penalty' in Birmingham for the Barrow Cadbury Trust.



Sarah Monk is Deputy Director of the Centre and manages a range of research projects in the housing and planning fields. During the last year she and her team have continued to work on the delivery of affordable housing through the planning system, both for CLG in terms of whether what is agreed gets delivered and for the Welsh Assembly Government, updating S106 practice guidance to take account of the housing market downturn. She has also contributed to a chapter on S106 and to an American book which will be published next year. Work for the RICS includes a study of the capacity of the planning system in terms of achieving increased housing output, and another on whether government targets for carbon emissions reductions in housing can be achieved. Currently Sarah is working on an evaluation of the FirstStop information and advice service for older people and editing a book on low cost home ownership with Christine Whitehead.



Paul Sanderson is a Senior Research Associate and Research Programme Manager, responsible for the Statistical Service contract (Dataspring) for the Tenant Services Authority (previously the Housing Corporation). He also has management responsibilities within the Centre. Since gaining his PhD from the Judge Business School, University of Cambridge, his research has focused on two areas, regulation and corporate governance. In addition to working at the CCHPR, he is a Senior Research Fellow at the Centre for Business Research at the Judge Business School and Senior Lecturer in Regulation Studies at Anglia Ruskin University.



Jennie Spenceley has been working in the Centre since April 2000 and is a Research Associate and Project Manager for the Tenant Services Authority Statistical Service programme (Dataspring). She coordinates the delivery and dissemination of Dataspring outputs, is the first point of contact for clients and potential clients requiring data services, and is PRINCE2 certified. Her main areas of interest are the analysis of social housing data and, in particular, the provision of social housing by housing associations. She has written a number of briefing papers and sector studies looking at various aspects of social provision.



Shirley Stringer joined the Centre as Administrator in March 2005. She acts as a 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 to the above, she organises seminars and meetings, maintains the Centre's in-house library, and is responsible for publications. She also provides secretarial support, in particular to Alan Holmans and Christine Whitehead.



Connie P.Y. Tang joined the Centre in April 2008 in the Dataspring team. She holds a PhD in Urban and Regional Studies from the University of Birmingham and previously worked as a Postdoctoral Research Fellow at the University of St. Andrews. Over the last few years, she has conducted research on the differences in household composition between existing and new tenants in the housing association sector, and the effect of rent restructuring on the sector in England. She has considerable experience working on the RSR and CORE, and recently completed the project in developing a weighting strategy for the LA CORE lettings data.



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



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

Associates and Departmental Colleagues

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

Professor Mike Berry is a leading scholar of urban studies and public policy at the Royal Melbourne Institute of Technology University. His research role at the AHURI/NATSEM Research Centre has focussed on urban development processes, urban social theory, economics and policy and housing markets and policy. He has been carrying out work of national significance and international reach into alternative financing approaches for affordable housing. This year he has been assisting us with writing proposals and has commented on our papers.

Dr Youngha Cho is a senior lecturer in real estate management at Oxford Brookes University. She was formerly a post-doctoral researcher at the Cambridge Centre for Housing and Planning Research, University of Cambridge, where she worked from 2001-2004. She gained her PhD from London School of Economics in 2000. Her research interests are mainly in the fields of housing economics, housing policy and more general issues of residential property. She has been involved in a wide range of housing related research, including affordability in social housing and intermediate housing tenures, residential mobility and micro analysis of the housebuilding industry. She has been working with us on intermediate housing.

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

Kathleen Scanlon is a researcher at LSE. She has completed two edited books, *Social Housing in Europe*, published in July 2007; and *Social Housing in Europe II* in December 2008, both with Christine Whitehead. She has recently been working on mortgage market developments across Europe and has contributed to our own edited book on intermediate housing.

Professor Peter Tyler has been working with CCHPR colleagues on the Barrow Cadbury research in Birmingham and the evaluation of the Working Neighbourhoods Initiative. He is a specialist in regeneration and cost benefit analysis, particularly in the sense of cost savings and value for money to government and the public purse. Most recently, he has been involved with the evaluation of Housing Options Trailblazers and has helped us to win a further evaluation of the First Stop service for older people, their families and carers.

Professor Judith Yates is widely acknowledged as one of Australia's leading specialists in housing and housing policy. She has an extensive publications record, and has contributed to many federal and state government inquiries, ministerial committees and reports on housing, housing policy and housing finance in Australia. She has been a member of the Australian Statistics Advisory Council and a board member of the Commonwealth Banking Corporation, the Housing Loans Insurance Corporation, the Australian Institute of Health and Welfare, and the Home Purchase Assistance Authority. She is currently on Australia's National Housing Supply Council and this year was recognised for her outstanding contribution to housing research at the Australian Housing Research Conference.

Collaboration with Other Bodies

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

London School of Economics Centre for Analysis of Social Exclusion – on a three year Evaluation of the Mixed Communities Demonstration Projects for DCLG.

Shared Intelligence – a consultancy with a housing policy specialism, part of the Mixed Communities project team and also working with CCHPR on a two year evaluation of the Housing Options Trailblazers.

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

University of Birmingham – also working on the Trailblazer evaluation.

University of Sheffield Town and Regional Planning Department – CCHPR worked on their third Valuing Planning Obligations study for CLG, taking responsibility for affordable housing delivery.

University of York Centre for Housing Policy – CCHPR contributed to the Expert Panel on Renting in the Downturn.

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

Research Projects

Evaluation of the Mixed Communities Demonstration Projects

The three-year evaluation of the Mixed Communities Demonstration Projects is being carried out by CCHPR together with the Institute of Education, the London School of Economics, Warwick Business School and Shared Intelligence. The purpose of the Demonstration Projects is to develop comprehensive approaches to neighbourhood renewal through actions to reduce worklessness and crime, improvements to the environment, and major changes to the housing stock and tenure/income mix. 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. CCHPR has been leading case studies of two of the demonstration projects, Gipton in Leeds and Canning Town in Newham, East London. CCHPR has also carried out the coalition and analysis of socio-economic and housing market indicators across all the demonstration projects, as well as executing process studies across the MCI on tenure mix negotiations, costs and finance for mixed communities.

Researcher(s) Anna Clarke, Alex Fenton, Sanna Markkanen, Sarah Monk and
Christine Whitehead
Funding £64,150
Funder(s) Department for Communities and Local Government
Contact Alex Fenton
Dates Aug 2006 – September 2009

Domestic Violence - Assistance for Adults without Dependant Children

The main purpose of this study is to provide CLG with firm evidence of the extent to which adults, who are neither pregnant nor have any dependant children, fleeing domestic violence are getting the help they need from local authorities to ensure they do not have to return to accommodation where they would be at risk of violence.

Researcher(s) Gemma Burgess, Anna Clarke, Fiona Lyall Grant, Michael Jones and
Christine Whitehead
Funding £65,375
Funder(s) Department for Communities and Local Government
Contact Anna Clarke
Dates October 2008 – January 2010

Taking the Gender Equality Duty into Account in Regeneration: Identifying Good Practice

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

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

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

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

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

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

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

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

Home and Employment Connexions Scheme Evaluation of Pilot

This small project is evaluating the practice of linking housing applications with employment opportunities.

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

The Ward Penalty in Birmingham

The Barrow Cadbury Trust approached Land Economy and CCHPR to conduct an investigation into the relationships between race, place and poverty in Birmingham. The study begins from the observation that many of the highly deprived parts of the city, particularly the inner urban areas, are also those with large minority ethnic populations. The research is looking at why people are concentrated into particular deprived parts of the city, and whether and how different ethnic groups experience greater disadvantage as a result of living in those places. The study uses historical data on migration, housing and economic restructuring to understand the current position of neighbourhoods, with a particular focus on how the decline of manufacturing is continuing to affect the city. The study includes four case studies, two of inner-city neighbourhoods and two of predominantly white suburban estates. The research findings will be reported in early 2010.

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

Assessment of Future Regional Requirements for Affordable Housing in the East of England

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

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

Working Neighbourhoods Fund (WNF) Scoping Study: Baseline and Interim Evaluation

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

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

Evaluation of Enhanced Housing Options Trailblazers

This project will evaluate the implementation, operation and success of the Enhanced Housing Options Trailblazers programmes. These aim to develop innovative approaches to delivering housing services, extending to wider client groups and linking housing advice to wider advice about a range of issues.

This work is being lead by CCHPR, with involvement from Birmingham University (Centre for Urban and Regional Analysis) and Shared Intelligence.

This project will evaluate the implementation, operation and success of the Enhanced Housing Options Trailblazers programmes. This work is being lead by CCHPR, with involvement from Birmingham University (Centre for Urban and Regional Analysis) and Shared Intelligence.

Researcher(s) Anna Clarke, Fiona Lyall Grant, Sanna Markkanen, Sarah Monk, Peter Tyler and Christine Whitehead
Funding £497,330.50
Funder(s) Department for Communities and Local Government and the Department for Work and Pensions
Contact Anna Clarke
Dates March 2009 – July 2011

Valuing Planning Obligations in England

This project for Communities and Local Government builds on two previous studies valuing planning obligations in England in 2003-04 and 2005-06. The study aims to estimate the total number of agreements and obligations in 2007-08 and their value. The research expands on the two previous studies as it also estimates the value of obligations actually being delivered. It will examine trends and provide a baseline for monitoring for the Community Infrastructure Levy.

The study involves a national email survey of all local planning authorities and in-depth research with a sample of 24 authorities, looking at 4 sites in each case.

Researcher(s) Gemma Burgess, Fiona Lyall Grant, Sarah Monk and Christine Whitehead
Funding £77,274
Funder(s) Department for Communities and Local Government
Contact Sarah Monk
Dates December 2008 – July 2009

Scoping Study to Identify the Contribution of Housing to Urban Renaissance

The Regional Housing Executive of the West Midlands Regional Assembly has commissioned a literature review to identify how housing development both within and outside the Major Urban Areas (MUAs) of the region can support the goal of Urban Renaissance, a key aim of the West Midlands Regional Spatial Strategy (RSS). The purpose of the research is to explore the role of housing development across the region in generating urban renaissance. The underlying assumption, or perhaps hope, is that a renaissance of the major urban areas in the West Midlands would help reduce the outflow of working households into the more rural parts of the region and at the same time assist disadvantaged households by providing both affordable housing and employment.

Researcher(s) Gemma Burgess, Sanna Markkanen and Sarah Monk
Funding £13,200
Funder(s) West Midlands Regional Assembly
Contact Sarah Monk
Dates March 2009

Economic/Housing Downturn and Potential Impact on Renters and Rented Sectors

This is an 'expert panel' study for CLG looking at the impact of the economic and housing market downturn on the rented sector of the housing market. The aim is to explore the likely impacts of the recession on the economic and housing situation of renters in the private and social sectors in the short and medium-long term. The study will look at lessons that can be learnt from past recessions, explore the impact of the current recession on providers of rented housing and make suggestions for appropriate policy responses.

Researcher(s) Gemma Burgess Sarah Monk and Christine Whitehead
Funding £13,200
Funder(s) Department for Communities and Local Government
Contact Sarah Monk
Dates March 2009

Update of Estimates of Future Housing Demand and Need in the West Midlands, Incorporating the Revised Household Projections

In 2007 the West Midlands Regional Assembly (WMRA) commissioned the CCHPR to produce estimates of housing need to the year 2026 to support the Regional Spatial Strategy. At its core, the method used to create the estimates takes the government's household projections, and divides this newly arising need in to the affordable and market sector. In March 2009, CLG issued updated household projections, which take account of the most recent data on population growth, migration and so forth. CCHPR provided WMRA with estimates of housing need for the EiP that are derived from the most up-to-date published projections. CCHPR also provided commentary on the implications of the changed economic and housing market circumstances on the estimates of housing need in the short and medium term.

Researcher(s) Alex Fenton and Alan Holmans
Funding £7,825
Funder(s) West Midlands Regional Assembly
Contact Alex Fenton
Dates March – April 2009

Long-term Trends in Neighbourhood Unemployment Rates, 1985-2009

As part of a responsive commission by the Joseph Rowntree Foundation on "Communities in Recession", Alex Fenton, working with Rebecca Tunstall at the LSE, produced new estimates of small-area unemployment rates. This research involved using GIS techniques to create a working-age population series for postcode sectors, then applying these to the longest-available sub-national unemployment series, the claimant counts from NOMIS. This new dataset was used along with Census data to answer questions such as: how different are the current and previous recessions in their labour market effects? What socio-economic indicators of vulnerability are most useful? Do cyclical recessions increase or decrease disparities in unemployment between neighbourhoods? How persistent have inequalities in unemployment rates between neighbourhoods been in the last 25 years? The wider programme on "Communities in Recession" combined these findings with case studies and commentary on the practical and political implications of spikes in unemployment.

Researcher(s) Alex Fenton
Funding £8,000
Funder(s) Joseph Rowntree Foundation
Contact Alex Fenton
Dates August – October 2009

Further Practice Guidance on Using Section 106 Agreements to Secure Affordable Housing During the Economic Downturn

This project builds on the work undertaken by the Cambridge Centre for Housing and Planning Research and Three Dragons, *Delivering Affordable Housing using Section 106 Agreements: Practice Guidance* (2008). However, since this was published, the economic downturn has raised serious questions about the delivery of housing targets and the capacity of the planning system to deliver affordable housing. The Assembly Government has therefore commissioned an update to the earlier guidance to take this into account. In particular, the update explores mechanisms that could be used to ensure that affordable housing contributions are not significantly reduced, particularly in the longer term. There is a clear tension between allowing reduced S106 contributions in the short term in order to ensure that developments go ahead, and the risk that the developer will bank or extend planning permission until the market improves, when the reduced contributions would no longer be justified. Guidance is needed to assist local planning authorities (LPAs) to assess viability and deliverability over the longer term and balance this with policy requirements.

Researcher(s) Gemma Burgess, Sarah Monk and Three Dragons
Funding £31,520
Funder(s) Welsh Assembly Government
Contact Sarah Monk
Dates July 2009

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.

Researcher(s) Michael Jones
Funding £50,225
Funder(s) East Thames Housing Group
Contact Michael Jones
Dates February 2008 – June 2009

Cyrenians Book on the History of Homelessness in Cambridge

Cambridge Centre for Housing and Planning Research have been commissioned by the Cambridge Cyrenians to research and write a book on the history of homelessness in Cambridge. The project is funded by the Heritage Fund. The research will involve oral history interviews with staff and residents, group work sessions and archive research. The Cambridge Folk Museum is involved in the research and will be displaying some of the findings during 2010.

Researcher(s) Anna Clarke, Michael Jones and Christine Whitehead
Funding £19,536
Funder(s) Cambridge Cyrenians
Contact Anna Clarke
Dates May 2009 – March 2010

Review of Social Housing for the States of Jersey

This project was commissioned by the Housing Department of the States of Jersey, to review the current provision of social housing on the island, and to make recommendations for the form and extent of future provision. The project included assessing the current situation; opportunities and constraints facing the Housing Department; and financial options for ensuring a sustainable social housing sector.

Researchers: Christine Whitehead and Michael Jones
Funding: £54,600
Funder: States of Jersey Housing Department
Contact: Michael Jones
Dates: January 2008 – December 2009

The Green Agenda in Housing: Reducing Carbon Dioxide Emissions from the Existing Housing Stock

A briefing paper, commissioned by the Building Societies Association, setting out the issues involved in the improvement of the existing UK housing stock, in order to meet the challenge of the climate change agenda.

Researchers: Michael Jones and Katherine Martindale
Funding: £13,500
Funder: Building Societies Association
Contact: Michael Jones
Dates: July – November 2009

Under-occupation Project in the East of England

The NHF East of England is the trade body for housing associations in England with over 1200 members. In the East of England it has nearly 170 housing associations who own and manage almost 200,000 homes on behalf of 450,000 people, about one in 12 of the regional population. The NHF East of England has commissioned this work as part of a wider project to quantify the potential to meet housing need in the region through tackling under-occupation in social housing and to provide landlord and other partners with tools to address the issue. It will demonstrate to stakeholders such as CLG the contribution of housing associations and local authorities in helping them meet housing need.

The research forms one stage in the wider project. It involves a survey of social landlords in the region and analysis of the results. The findings will be published in a short paper, which draws out key messages and highlights good practice. This will be promoted within the region and nationally during 2010.

Researcher(s) Fiona Lyall Grant, Sanna Markkanen and Sarah Monk
Funding £7,075
Funder(s) NHF East of England
Contact Sarah Monk
Dates August 2009 – October 2009

Evaluating the FirstStop Advice and Information Initiative: Phase 1

This research project is evaluating the FirstStop information and advice service for older people, their families and carers, that is funded partly by Communities and Local Government (CLG) and the Big Lottery Fund (BLF). FirstStop is an initiative intended to explore ways and means of expanding the accessibility and reach of good quality information and advice (I&A) for older people, their families and carers, around housing and care issues. Its value framework is about empowering older people to make informed decisions in the full knowledge of the options available to them and with support to appraise these options for themselves. The evaluation will assess the value for money of the initiative and analyse how well it is meeting its objectives. Phase 1 began in late November; Phase 2 will begin in April 2010 depending on the continuation of FirstStop's funding.

Researcher(s) Gemma Burgess, Alex Fenton, Fiona Lyall Grant, Sarah Monk, Connie Tang and Christine Whitehead
Funding £49,925 (Phase 1)
£78,025 (Phase 2)
Funder(s) Elderly Accommodation Counsel
Contact Gemma Burgess
Dates November 2009 – April 2010

Delivering Insight through Typologies of Place

Alex Fenton is working with a team led by Ruth Lupton and drawn from the LSE and the University of Bristol on research looking at the use of the spatial typologies in policy. The research starts from the recognition that there are a number of classifications of neighbourhoods widely available (e.g. ACORN, MOSAIC and the ONS's Census-based ward typology), and that typologies have potentially wide application in policy design, allocation and evaluation. The project will look at what use is currently made of typologies and what inhibits their wider use. CCHPR will be particularly involved in the latter part of the project which will demonstrate and document a number of innovative and replicable techniques for the derivation of policy-relevant typologies from spatial data sources.

Researcher Alex Fenton
Funding £26,775
Funders Communities and Local Government
Contact Alex Fenton
Dates October 2009 – March 2010

UK Government National Carbon Reduction Targets and Regional Housing Market Dynamics: Compatible or Contradictory?

RICS East has commissioned this research from CCHPR with the aim of raising the profile of RICS at a regional level in the policy debates on sustainability and climate change. The study investigates the specific characteristics of the housing market in the East of England and East Midlands in the context of government national carbon reduction targets. It is based primarily on existing data together with a focus group discussion with RICS members in the regions to present and discuss the findings. The outcome is a seminar to launch the report.

Researcher(s) Fiona Lyall Grant, Sanna Markkanen and Sarah Monk
Funding £7,000
Funder(s) RICS East
Contact Sarah Monk
Dates August – December 2009

Housing Needs in England: A New Analysis Update

This project updated last year's analysis of housing needs in England for Shelter in the light of the new 2006-based household projections. It was carried out in March and April 2009.

Researcher(s) Alan Holmans and Sarah Monk
Funding £7,000
Funder(s) Shelter
Contact Sarah Monk
Dates March– April 2009

An Assessment of Current and Future Housing Needs and Demands in Wales

The Welsh Assembly Government has commissioned a 'top down' assessment of the future demand and need for additional housing together with current unmet need for affordable housing. This will underpin more detailed work to help local authorities and registered social landlords to assess conditions within their local housing markets.

Researcher(s) Alan Holmans, Sarah Monk, Alex Fenton
Funding £11,850
Funder(s) Welsh Assembly Government
Contact Sarah Monk
Dates November 2009 – February 2010

Contributing to the Political Debate on Planning and Affordable Housing Round Table

A range of organisations, including the Conservative Party and the Local Government Association, have recently called for radical changes to the current planning system to make it more positive in its approach to development in general and in ensuring an adequate supply of housing in particular. The objectives of this project for the JRF are to understand in more detail the range of instruments that are proposed as means of achieving both local empowerment and higher levels of market and affordable housing and to clarify the potential benefits and costs of moving to a more incentives based system, and particularly to assess the likely barriers to success.

A paper will be developed setting out the issues and questions as a starting point for a discussion with political advisers and commentators. A round table will be held with academics and housing and planning professionals. The final paper will reflect this round table and further discussion with political advisers and decision makers. It is hoped that the findings will be launched in January 2010.

Researcher(s) Gemma Burgess, Sarah Monk and Christine Whitehead
Funding £23,000
Funders Joseph Rowntree Foundation
Contact Gemma Burgess
Dates October 2009 – February 2010

The Operation and Dynamics of the Housing Market and the Form and Nature of Regulation of the Surveying Profession

The RICS have commissioned this work from CCHPR to investigate in a detailed manner and make recommendations for action on some of the issues involved in the recent global financial turmoil and the linkages with the real estate profession. Two areas have been identified where RICS have both a specific role to play and a particular responsibility to show leadership. These are:

the operation and dynamics of the housing market and
the form and nature of regulation of the profession.

The work involves two facilitated expert group discussions (round tables) bringing together key industry experts to provide their insights. CCHPR will act as rapporteur, attending two meetings and providing reports on each to capture the essence of the discussion and conclusions reached.

Researcher(s) Sarah Monk
Funding £5,000
Funder(s) Royal Institute of Chartered Surveyors
Contact Sarah Monk
Dates July 2009 – July 2010

Nottingham Community Homes: Review of Allocations Policies

Analysis of waiting list and allocations for Nottingham Community Homes, (Arm's Length Management Organisation owned by Nottingham City Council).

Researcher(s) Michael Jones
Funding £5,000
Funder(s) Nottingham Community Homes
Contact Michael Jones
Dates December 2009

University of Cambridge Staff Housing Survey

An online survey of recently appointed University staff to assess their housing needs, and ongoing support to the University's development programme.

Researcher(s) Michael Jones
Funding £12,000
Funder(s) University of Cambridge
Contact Michael Jones
Dates Ongoing

HRA (Housing Revenue Account) Review

Providing analysis and advice to the Department of Communities and Local Government Review of the operation of local authority Housing Revenue Accounts.

Researcher(s) Michael Jones
Funding £6,250
Funder(s) Department of Communities and Local Government
Contact Michael Jones
Dates December 2009

Call-off Contract with Scottish Government

CCHPR has a framework agreement with the devolved Scottish Government by which the SG's analysts are able to call upon methodological or topic expertise within CCHPR. This provides the SG with access to expert support at short notice for a wide range of housing and planning research. In 2009 the days under this contract were drawn upon for two pieces of work.

Researcher(s) Anna Clarke, Alex Fenton and Sanna Markkanen
Funding £20,000
Funder(s) Scottish Government
Contact Alex Fenton
Dates July 2009 – July 2010

Scope for Creating a Model of Older People's Housing, Care and Support Needs

The SG wished to explore the feasibility of creating a model, which would project the future need for housing and care services for older people in Scotland. Alex Fenton and Sanna Markkanen looked at the potential to bring together the population projections, survey and Census data on housing supply and need, administrative data on service provision, costs to create a model of the number of households in need in the future, and the possible costs of different combinations of services. This drew on a review of current policies in Scotland and other countries, analysis of the available data sources, and searching for similar models and techniques in other countries with an ageing population.

Dates September – October 2009

A review of the Contribution of Housing, Planning and Regeneration Policies to Mixed Communities

Alex Fenton is currently carrying out research to support a ministerial review of whether a broad spectrum of housing, planning and regeneration policies are contributing to the development of mixed-tenure and mixed-income communities in Scotland. The research recognised that whilst a number of high-profile and demonstration interventions, such as the Urban Regeneration Companies are well described and understood, less is known about how and why more 'everyday' policies are supporting mixed-tenure development. The research involves a number of round-table and one-to-one discussions with national policy makers and local practitioners, as well as original analysis of housing delivery and planning data in collaboration with SG analysts.

Dates October – December 2009

Dataspring

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

Programme Director: Christine Whitehead
Programme Manager: Paul Sanderson
Project Manager: Jennie Spenceley
Funding: £940,000 over three years
Funder: Housing Corporation/Tenant Services Authority
Dates: 1 October 2006 – 30 September 2009

The statistical service contract was renewed in October 2009 for one year (with review for a second). The work within this contract is again divided into core annual work and one-off projects – this year clustered around preparations for a single regulatory regime covering both housing associations and local authorities, tenants and affordability, and the financial crisis.

Programme Director: Christine Whitehead
Programme Manager: Paul Sanderson
Project Manager: Jennie Spenceley
Funding: £300,000
Funder: Tenant Services Authority
Dates: 1 October 2009 – 30 September 2010

Dataspring Databases

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

- Local housing markets database contains information on cross-tenure rents, population, incomes and earnings, house prices, housing, households and employment variables.
- RSR Time Series database is constructed from key variables extracted from the annual RSR data. The data are presented in three discrete databases covering the periods 1989–2001, 2002–2006 and 2007–2009, based on period changes in data definitions.

Dataspring Projects – Core Annual Research

Rents Fact File

This annual paper compares actual net rents (i.e. excluding service charges) with target net rents (using the current year's data, comparing it with the previous year) and examines the extent to which actual net rents have moved towards target net rents. It also describes the annual change in gross rents (i.e. including service charges) for the period.

It is a particularly useful tool for the TSA in examining how far housing associations are from meeting their target rents, a policy aimed at bringing greater rent coherence between similar properties in the same area from different social landlords.

Researcher(s) Daniel Banks and Chihiro Udagawa

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

Researcher(s) Daniel Banks and Chihiro Udagawa

Profile of the Housing Association Sector

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

Researcher(s) Daniel Banks, Jennie Spenceley and Connie P.Y. Tang

Interactive Data Access and Database Maintenance

A key part of the programme is to make the data available, both as tables and interactively, via our award-winning user-friendly website. The Rents Guides are available both dynamically and in tabular form on the Dataspring website. Data from the RSR, some of which are used in the Profile of the Sector publication, are added into the time series database constructed from key variables to enable researchers to examine key trends in the housing association sector since 1989. Some of the elements of this database are made available for analysis online. The Dataspring website also contains all Dataspring publications and news items. It is run in parallel with the Centre's own website. The IT staff also maintain a local housing markets database for internal and external use. This contains socioeconomic data covering cross-tenure rents, population, income and earnings, house price, housing, households and employment.

Researcher(s) Daniel Banks

Dataspring Projects – 2009 Research Topics

The major strand of project work for 2008-09 focused on rents and details of some of the themes covered are outlined below:

Rents and Rental Rates of Return

The work examined the extent to which HA rents as currently structured are consistent with policy on value for money and growth, and compared HA rents with the costs of other types of tenure. The individual projects included a separate study analysing the current pattern of HA rents and a further study of rental rates of return among HAs and the private sector. These analyses were carried out at various geographical levels and provide a clear picture of the extent to which rent and rental rate of return differentials vary by area, type, etc.

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

Cross Tenure Rents and Data Availability

This work compared costs of the four major tenures (HA, LA, private sector rents and owner occupation). A briefing paper was also produced evaluating the available data on private rents.

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

Affordability

A briefing paper was produced examining the residual income measures employed in investigations of the impact of HA rents on households' capacities to achieve an adequate standard of living, comparing these with traditional rent-to-income measures based solely on housing affordability.

Researcher(s) Paul Sanderson, Connie P.Y Tang and Christine Whitehead.

Target Rents and Rent Caps

Research in this area included an update on the Rent Restructuring Regime and an assessment of the impact of introducing a larger number of property size bands and higher rent cap levels. A paper comparing target rents with private rents, including trend analysis was also produced.

Researcher(s) Daniel Banks, Jennie Spenceley, Chihiro Udagawa and Christine Whitehead

Rents and Stock Among Different Types of Social Landlords

Dataspring produced a baseline study comparing rent and stock among different types of social landlords – HA, (non-Large Scale Voluntary Transfer (LSVT) HAs), HAs who have taken over council housing stock, Local Authorities retaining council housing and related operations and those outsourcing housing management (Arm's Length Management Organisations). The objective of this paper was to clarify the quality and availability of relevant data and draw basic comparisons of the latest net rents and service charges between these social landlords.

Researcher(s) Daniel Banks, Jennie Spenceley, Chihiro Udagawa and Christine Whitehead

Service Charges

Service charges are set by HAs to cover the cost of providing various services to their tenants. Previously these charges were included in the gross HA rent, but they have now been separated out to provide tenants with clearer information about their rents and charges. This study looks at the pattern of service charges and how they vary between different property sizes and types of HAs.

Researcher(s) Connie P.Y Tang and Christine Whitehead

New Publications

Refereed Journal Articles

Monk, S. (2009) Understanding the demand for social housing in the United Kingdom, *International Journal of Housing Market and Analysis*, Vol. 2, No. 1 pp. 21-38

Articles: Policy and Practice

Burgess, G. (2009) 'Paths to greater affordability', *Town and Country Planning*, April 2009, 78: 4.

Burgess, G. (2009) 'Equal space', *RICS Land Journal*, February-March 2009

Burgess, G. (2009) 'Planning and the Gender Equality Duty – Why Does Gender Matter?', *RICS FiBRE Series*, April 2009

Burgess, G. (2009) 'The implications for Low Cost Home Ownership of the UK housing downturn', *Housing Market Intelligence Report*, Housebuilder, October 2009

Holmans, A. (2009) Weighing up the Official Household Projections, *Town and Country Planning*, May

Books and Reports: Externally Published

Banks, D. and Whitehead, C. (2009) *Property Size and Rent Caps*, available at <http://www.tenantservicesauthority.org/server/show/ConWebDoc.18172>

Banks, D. and Whitehead, C. (2009) *Changing Affordability Across the Major Tenures 2002/03 to 2006/07*, available at <http://www.tenantservicesauthority.org/server/show/ConWebDoc.17916>

Burgess, G. (2009) 'Planning and the Gender Equality Duty – Why Does Gender Matter?', RICS Research Report, May 2009

Clarke, A., Markkanen, S. and Whitehead, C. (2008) *Sharing in Success: An Economic Evaluation of Emmaus Village Carlton* (Cambridge: Emmaus UK)

Martindale, K., Monk, S., and Whitehead, C. (2009) *Improving the Capacity of The Planning System in England and Wales* – RICS Research Report

Markkanen, S. (2009) *Looking to the Future: Changing Black and Minority Ethnic Housing Needs and Aspirations* (London: Race Equality Foundation), London

Sanderson, P. with de Vries, H., Janta, B., Rabinovich, L., Archontakis, F., Ismail, S., Klautzer, L., Marjanovic, S., Patrui, B., Puri, S., Tiessen, J. (2009) *International Comparison of Ten Medical Regulatory Systems: A Technical Report for the General Medical Council*, Cambridge: RAND Europe

Tang, C.P.Y., Fenton, A., Udagawa, C. and Banks, D. (2009) *Continuous Recording of Lettings (CORE): Weighting and Imputation Methodology* (London: Department for Communities and Local Government).

Udagawa, C. (2009) 'Comparing rents and user costs, Housing Associations and the movement to target rents, 2006 to 2007', available at <http://www.tenantservicesauthority.org/server/show/ConWebDoc.18741>

Udagawa, C., Tang, C. P.Y. and Martindale, K. (2009) 'Comparison of Registered Social Landlord Rents with Owner Occupier Costs, 1998/99 to 2006/07', available at <http://www.tenantservicesauthority.org/server/show/ConWebDoc.18513>

Udagawa, C., Tang, C. P.Y. and Whitehead, C. (2009) '*Detailed Analysis of the Current Pattern of Registered Social Landlord Rents 2006/07.*'
available at <http://www.tenantservicesauthority.org/server/show/ConWebDoc.18187>

Udagawa, C. and Tang, C. P.Y. (2009) '*Private Rents and Rental Rates of Return 1996/97 to 2006/07.*'
available at <http://www.tenantservicesauthority.org/server/show/ConWebDoc.17987>

Udagawa, C. and Tang, C. P.Y. (2009) '*Housing Association Rents and Rental Rates of Return 1998/99 to 2006/07.*'
available at <http://www.tenantservicesauthority.org/server/show/ConWebDoc.17988>

Udagawa, C. and Tang, C. P.Y. (2009) '*Comparison Between Housing Association Sector and Private Sector Rental Rates of Return Across England, 1998/99 to 2006/07.*'
available at <http://www.tenantservicesauthority.org/server/show/ConWebDoc.17989>

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Udagawa., C., Tang, C. P.Y. and Martindale, K. (2009) *Comparison of Registered Social Landlord Rents with Owner Occupier Costs, 1998/99 to 2006/07*,
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available at <http://www.tenantservicesauthority.org/server/show/ConWebDoc.17988>

Udagawa, C., Whitehead, C., Banks, D. and Spenceley, J. (2009) *Housing associations and the movement to target rents, 2008 to 2009*, available at www.dataspring.org.uk

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available at <http://www.tenantservicesauthority.org/server/show/ConWebDoc.17989>

Whitehead, C. (2009) 'Land supply and the planning system' in *Who Should Build Our Homes*, CABE, London

Whitehead, C. (2009) 'Learning lessons of previous housing policies in (eds.) Pattinson, B, and Vine J. *Perspectives on the Future of Housing, Restructuring the UK housing system for the twenty-first century*, Coolville, Leicestershire, Building and Social Housing Foundation

Whitehead, C. (2009) Review of "Borrowing to Live: Consumer and Mortgage Credit Revisited" by Nicholas P Retsinas and Eric S Belsky (eds) in *Housing Studies*, Vol 24 No 6 pp 843-844, November 2009

Whitehead, C., Cao, B., Lundy, T. and Tang, C.P.Y. (2009) *Analysis of Distribution and Rents of Properties with Five or More Bedrooms 2006/07*,
available at <http://www.tenantservicesauthority.org/server/show/ConWebDoc.18279>

Whitehead, C., Chiu, R., Tsenkova, S. and Turner, Bengt "Land Use Regulation: Transferring Lessons from Developed Economies" in *Urban Land Markets*, Lall, S V, Feire, M and Helluin J-J (eds) Publisher Springer, Dordrecht, World Bank, 2009

Whitehead, C. and Jones, M. (2009) *A Review of Social Housing in Jersey*, Main Report, Cambridge Centre for Housing and Planning Research, University of Cambridge, July 2009

Whitehead, C., Gordon, I. and Travers, A. (2009) *London's place in the UK economy, 2009-10*, London, City of London

Whitehead, C., Scanlon, K. and Travers, T. (2009) *Economic impact on the London and UK economy of an earned regularisation of irregular migrants to the UK*, GLA Economics, London, April 2009

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Conference/Seminar Papers

Burgess, G. (2009) 'Changes in the Low Cost Home Ownership market in the credit crunch and recession in England', Housing Studies Association Conference, 15-17 April, Cardiff University

Burgess, G. (2009) 'The Gender Equality Duty and Planning', RICS Education Trust Annual Review, May 19th, London

Burgess, G. (2009) 'Low Cost Home Ownership in the UK Downturn', European Network for Housing Research Conference, 27th June-1st July, Prague

Burgess, G. (2009) 'Key feminist concepts for thinking about gender equality and planning', European seminar on gender awareness and diversity in urban sustainability, 14-18 September, Vienna

Clarke, A. (2009) 'Work as a route out of homelessness': A case study of Emmaus Village Carlton, HSA 15-17 April, Cardiff University

- Clarke, A. (2009) 'Work as a route out of homelessness': A case study of Emmaus Communities, ENHR, July, Prague
- Markkanen, S. (2009) Locational disadvantage: how much does ethnicity really matter?, Social Policy Association Annual Conference, Edinburgh, 30 June – 1 July 2009
- Markkanen, S. (2009) Migrant background, education and disadvantage: exploring the relevance of commonly identified interconnections for the 'second generation' in the Finnish context, ETMU Days, Joensuu, 22-23 October 2009.
- Sanderson, P. and Rabinovich, L. (2009) 'International comparison of 10 medical regulatory systems: Egypt, Germany, Greece, India, Italy, Nigeria, Pakistan, Poland, South Africa and Spain.' General Medical Council (Equality and Diversity Research Forum), London, June
- Sanderson, P. with Seidl, D. (2009) Applying 'comply-or-explain': Conformance with codes of corporate governance in Britain and Germany. 'Corporate Governance, Reflexive Regulation and the Financial Crisis. EU FP6 Reflexive Governance in the Public Interest'. University of Cambridge, June
- Sanderson, P. with Seidl, D. (2009) Statements of conformance: evidence on the use of 'comply-or-explain' in regulating corporate behaviour in the UK and Germany. 6th International Critical Management Studies Conference, Warwick Business School, July
- Sanderson, P., Seidl, D., Krieger, B. and Roberts, J. (2009) How flexible is flexible regulation? 7th International Conference on Corporate Governance: 'Managing Risk in a Changing World.' Birmingham Business School, June
- Tang, C.P.Y. (2009) 'Multiple perspectives in evaluating housing affordability: the case of the housing association sector in England', *2009 Housing Researchers Conference*, Sydney, 5–7 August
- Tang, C.P.Y. (2009) De-regulation to re-regulation: 'Rents in the housing association sector in England', Housing Studies Association Conference 2009, 15–17 April, Cardiff University
- Udagawa, C. (2009) 'Is it redistributive response to social housing need in England? European Network for Housing Research 28 June – 1 July, University of Economics, Prague, Czech Republic
- Udagawa, C. (2009) 'Is it redistributive response to social housing need in England? Housing Studies Association Conference 2009, 15–17 April, Cardiff University
- Whitehead, C. and Williams, P. (2009) Development and Change: 'Private finance for social housing in the UK', A Background Paper, LSE London Private Finance Seminar, March
- Whitehead, C. (2009) Rescuing the Housing Market - 'Has shared equity a role?' The British Academy, London, March
- Whitehead, C. (2009) 'Do we need subsidised housing in the twenty first century?' Hong Kong Convention and Exhibition Centre Wanchai – Hong Kong, 16-18 March
- Whitehead, C. (2009) 'Financing housing after the credit crunch' Hong Kong Convention and Exhibition Centre Wanchai – Hong Kong, 16-18 March
- Whitehead, C. (2009) 'Impact of the downturn on renters and rented sectors', Expert Panel Roundtable Discussion, Eland House, London, April
- Whitehead, C. (2009) 'Sustainable home ownership for lower income households': Theory and UK Practice Norwegian State Housing Bank, Oslo, April
- Whitehead, C. (2009) 'The impact of the financial tsunami on the UK housing market, housing, social inclusion and the economy, Brussels, April

- Whitehead, C. (2009) 'The social and demographic challenges on the horizon for housing policy' Homes and Communities Agency Strategy Day, London, April
- Whitehead, C. (2009) Non-Profit Housing Associations: 'Outcomes and lessons from Europe Institute of Urban Economics, Moscow, 14 May
- Whitehead, C. (2009) The impact of the Credit Crunch: 'How did we get here and what do we do now' Affordable Home Ownership and Intermediate Housing Conference, Bristol, May 19
- Whitehead, C. (2009) Housing and Regeneration: Helping London out of recession? HEIF4 Seminar London in Recession, LSE, London, May 2009
- Whitehead, C. (2009) Policies to Increase Affordable Housing: 'Experience in England', Stockholm, 26 May
- Whitehead, C. (2009) Financing Social Housing in England: 'Principles and practice: financial social housing in Europe', Madrid, May
- Whitehead, C. and Gordon, I. (2009) Economic Impacts on London and the UK of Regularising Irregular Migration to the UK: 'Economic impacts of immigration in London', City Hall, London, 16 June
- Whitehead, C. and Williams, P. (2009) Development and Change: 'Private finance for social housing in the UK', ENHR conference, Prague, 20 June – 1 July
- Whitehead, C. with Vorns, B. (2009) The global financial system and national housing markets: What type of home-ownership policies will be adopted after the crisis?' in Plenary number 2 on Housing Finance ENHR conference, Prague, 20 June – 1 July
- Whitehead, C. (2009) Implications? Future regulation and long-term safety-nets uncharted territory: 'Managing mortgage arrears and possessions', Shelter, London, July
- Whitehead, C. (2009) 'Housing policy and housing research a personal view', Housing requirements, housing demand and housing policy seminar, Cambridge, 28 August
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Activities of Members of the Centre

Anna Clarke

Member of the European Network for Housing Research
Committee Member of the Housing Studies Association

Gemma Burgess

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
Advisory group for the English Housing Survey

Alan Holmans

Member of Academy of Learned Societies for the Social Sciences
Consultant to the Office of the Deputy Prime Minister on Household Projections
Treasurer of the Housing Studies Association

Michael Jones

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

Fiona Lyall Grant

Member of the European Network for Housing Research
Member of the ENHR Working Group: Committees and Joint Projects
Member of the Housing Studies Association

Sanna Markkanen

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

Sarah Monk

Referee, Environment and Planning A, Housing Studies, Journal of Rural Studies, European Journal of Housing Policy, Journal of Housing and the Built Environment, Planning Theory and Practice
Senior Member and Director of Studies in Land Economy, Wolfson College
Member of the European Network for Housing Research
Member of the Housing Studies Association
External Examiner, University of Glasgow Department of Urban Studies

Paul Sanderson

Member of the European Group of Public Administration
Member of the European Group on Organization Studies
Fellow of the Higher Education Academy
Chair of the Cambridge Conference on Regulation, Inspection & Compliance

Jennie Spenceley

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

Connie Tang

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

Chihiro Udagawa

Member of the Housing Studies Association
Member of the European Network of Housing Research
Peer-reviewer of the Social Science Journal

Christine Whitehead

Member of Academy of Learned Societies for the Social Sciences
Advisor to House of Commons Select Committee on Communities and Local Government
Member of Editorial Boards of Housing Studies, Land Economics, Journal of Housing Research
Honorary Associate of the Royal Institute of Chartered Surveyors
Fellow, Society of Property Researchers
Member of RICS Research Advisory Group
Deputy Chairman, European Network of Housing Research
Joint Coordinator of ENHR Housing Finance Working Group
Board Member Moscow Urban Institute

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The website is accessible at www.dataspring.org.uk

Further Information

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

Cambridge Centre for Housing and Planning Research
Department of Land Economy
University of Cambridge
19 Silver Street
Cambridge CB3 9EP

T: +44 (0) 1223 337118
<http://www.cchpr.landecon.cam.ac.uk/>