

Cambridge Centre
for Housing &
Planning Research

Annual Report 2011



**UNIVERSITY OF
CAMBRIDGE**

Department of Land Economy
50th Anniversary 1962-2012

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Advisory Group

We are very grateful for the generous commitment of our Advisory Group who meet with us on an annual basis and help in many other ways. In 2011 they were:

Tony Crook	University of Sheffield
Ken Gibb	University of Glasgow
Katharine Knox	Joseph Rowntree Foundation
Andrew Parfitt	Department for Work and Pensions
Gavin Smart	National Housing Federation
Susan Smith	University of Cambridge
Jim Ward	Savills
Judith Yates	University of Sydney

Welcome

This is my first Annual Report, having taken over from Christine Whitehead as Director of the Cambridge Centre for Housing and Planning Research (CCHPR) in January 2011. Without doubt the operating context for the Centre is extremely challenging but that is true for most research organisations in the UK. Christine's legacy of a centre with significant staff and financial resources is a good base to start from, but I will not understate the difficulties we face.

Across the UK we have seen an erosion of the housing and planning research base that has been built up since the 1960s, and this has had huge implications both for academic and policy related work at a time when so much is in play in terms of household circumstances, localities and regions, and national and local markets. The UK's pre-eminence in research on the wide array of housing and planning issues is clearly being challenged, along with our capacity to hold governments in the UK to account through research based evidence.

Fundamentally this is being driven by the contraction of central government funding that has taken place in the last two years, itself a product of the credit crunch and the subsequent financial squeeze. Predictably research budgets have been cut and, although other agencies are stepping up their activity to compensate for this, it has been difficult to replace the longer term in-depth studies that the last government had been commissioning.

CCHPR has not been immune from these cutbacks. We lost the core funding for Dataspring, our in-house data service, and although we are working to retain this function in some form, it was inevitable that we would see lower staff numbers in a self-financed research centre.

Over the year we have seen the departure of a number of valued colleagues, namely Jennie Spenceley, Fiona Lyall Grant, Alex Fenton and most recently Sanna Markkanen. Our thanks to them for their contributions to CCHPR over a number of years and we wish them well in the future. Alex returned to a full time post at the LSE in London and Sanna moved to Curtin University in Western Australia. I am pleased to say both have agreed to become associates of the Centre.

Thus one of my early tasks has been to ensure that we bring income and expenditure into balance, and this has now been achieved by widening our research base and finding new sources of income. Everybody has worked very hard to do this, although it is clear that our efforts must continue.

Paul Sanderson has developed his role of research programme manager in the Centre to give us the management information capacity to do this, supported by Daniel Banks who provides us with website and related data services. Christine continues a close involvement with CCHPR and I am hugely grateful for her continued support and advice as well as her direct input as a consultant on various projects. She continues to produce an impressive array of work and publications – long may it continue! Alan Holmans similarly continues to be highly productive, providing specialist input into projects and producing reports on long established themes around household projections, first time buyers, and housing need and demand.

I was delighted that Gemma Burgess and Anna Clarke were both promoted to Senior Research Associate later in 2011, a reward for their very considerable and sustained inputs to CCHPR. Michael Jones has been taking the lead on work with the Scottish and Jersey

governments as well as the University, while Connie Tang and Chihiro Udagawa have provided much valued skills in analysing large data sets and modelling.

Sarah Monk, the Centre's Deputy Director, has been outstanding in terms of her academic and policy inputs and her contributions to running CCHPR. In addition, Elspeth Lindsay our departmental administrator was an immense support, but decided that a mainstream college job was a bigger attraction. She left in mid-2011 and was replaced later in the year by Pam Johnson who has proved to be an admirable successor.

2011 has been a difficult year but our collective sense is that we are through the worst of it. The government is slowly recognising that it has embarked on some radical policy changes that require assessment and evaluation, and along with others it is stepping up research activity. Moreover we are working to increase the scale of research council, foundation and other longer term funding into the Centre. This has the added attraction of potentially boosting our core academic outputs alongside policy related work.

Going into 2012, we hope to continue this process and to build stronger links and working relationships within Land Economy and across the University, while at the same time maintaining national and international collaboration.

A handwritten signature in black ink, appearing to read 'Peter Williams', with a long horizontal flourish extending to the right.

Peter Williams

Our Team



Daniel Banks joined the Centre in January 2000. His main responsibilities involve the management of IT within the Centre. This has included: the development and maintenance of the Dataspring and CCHPR websites; database management; CamTools administration; system automation. He is currently working towards an MSc in Professional Computing at Staffordshire University, the focus of which is data security.



Gemma Burgess joined the Centre in early 2007 after completing her PhD at the University of Cambridge. She has worked on the delivery of affordable housing through the planning system, the intermediate housing market, and mixed communities. Gemma has a particular research focus on gender equality and has explored the impact of new gender equality legislation on planning policy and practice, the relationship between domestic violence and homelessness, and inclusive design and women's involvement in planning. She is currently leading a major evaluation of the DCLG funded initiative FirstStop, which provides information and advice about housing and care to older people. Gemma lectures on various courses in the Department of Geography and was recently promoted to Senior Research Associate.



Anna Clarke joined the Centre 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 a large scale evaluation of enhanced Housing Option services, work on the future of social housing, and a study of under-occupation in North Hertfordshire. 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 statistical analysis. Anna lectures and examines qualitative research methods on the Land Economy MPhil programme and was recently promoted to Senior Research Associate.



Alan Holmans retired from his position as Research Fellow, but retains a presence in the Centre as a consultant and researcher. During the year he has completed (with Sarah Monk) a study for the Welsh Assembly Government on future housing need and demand in Wales. He has also used the ONS Longitudinal Study to analyse the effects of international migration on London housing and presented a paper on this subject to the British Society for Population Studies. He continues his interest in household projections and housing need and demand, housing wealth and housing supply statistics. He has recently completed a major report on household projections and updated his estimates of future demand and need.



Pam Johnson joined the Centre as Administrator in August 2011. She acts as a coordinator for the Centre's activities as well as the first port of call for information. Her core activities are to assist researchers and to provide a public face for the Centre. She organises and services conferences, seminars and meetings, and maintains the Centre's in house library.



Michael Jones joined the Centre in 1992. 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 joined the Centre in September 2007. Her main research interests have included: the private rented sector; migration, deprivation, and different issues relating to ethnic diversity and the housing needs and aspirations of minority ethnic populations. In 2011 she worked almost exclusively on a project on 'The Private Rented Sector in the New Century: A Comparative Approach', which examines the role of regulation in the sector in eleven European countries. Sanna took up a post at Curtin University in Western Australia in January 2012.



Sarah Monk is Deputy Director of the Centre and manages a range of research projects in the housing and planning fields. Recent projects include: Planning Obligations, Community Infrastructure Levy and Affordable Housing: An Update of Recent Research for the National Housing Federation; Providing the Evidence Base for Local Housing Needs Assessments for Shelter; and an Analysis of Market Intelligence Needs for Orbit Housing Group. She has also contributed to a project on 'The Private Rented Sector in the New Century: A Comparative Approach' which examines the role of regulation in the sector. She is currently leading a collaborative project on The Role of the Planning System in Delivering Housing Choice for Older Londoners.



Paul Sanderson is Research Programme Manager. He managed the Statistical Service contract (Dataspring) for the Tenant Services Authority and has general management responsibilities within the Centre. Since gaining his PhD from the Judge Business School, his research has focused on regulation and corporate governance. Paul is Senior Research Fellow at the Centre for Business Research at Cambridge, as well as Senior Lecturer at Anglia Ruskin University, where he leads on regulation courses and on the Chartered Institute of Housing accredited degree in the Management of Social and Affordable Housing.



Connie P.Y. Tang joined the Centre in April 2008. She is an experienced housing researcher with ten years' experience in policy analysis. She is an expert in housing markets and related welfare policies in both eastern and western developed countries. Her research in CCHPR covers a wide range of projects relating to affordable housing in the UK and housing associations in England. She has considerable experience working on the RSR and CORE, and recently completed a project looking at the regional distribution of new built housing association stock from 1989 to 2009 for the Homes and Communities Agency (HCA). Connie has also worked on several projects for Shelter, RICS and Orbit.



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 was the founding Director of CCHPR from 1990 until the end of 2010. She currently acts as Senior Research Consultant for the Centre. 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 was until 2010 deputy chair of the European Network of Housing Research.



Peter Williams took over as Director in January 2011. His research interests are mainly on housing policy, home ownership and housing finance. Since joining the Centre he has worked on a review of the UK private rented sector for the NZ Government and chaired the HCA private finance working group, leading to a report on institutional finance for affordable housing. He has been involved in a number of projects and has led on work with the National Housing Federation, and the Resolution Foundation and Shelter. He is Chair of the Housing Studies Charitable Trust, a Board Member of the National Housing Federation, the Thames Valley Housing Group and One Savings Bank; he also provides executive support to the Intermediary Mortgage Lenders Association.

Associates and Departmental Colleagues

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 CCHPR, where she worked from 2001 to 2004. She gained her PhD from the 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.

Alex Fenton was in CCHPR between 2006 and 2011 working on the spatial concentrations of poverty and deprivation, and most recently, on the impact of the proposed housing benefit changes on lower income households. He now works as Research Fellow at the Centre for Analysis of Social Exclusion (CASE) at the London School of Economics and is an Associate of the Centre.

Dr Nicola Morrison is a lecturer in housing and the built environment in the Department of Land Economy. She is an Associate of CCHPR and has collaborated with colleagues on a number of affordable housing projects, specialising in particular on the key worker housing issue. She has collaborated with European researchers, undertaking comparative housing research for the European Commission as well as for the Nordic countries and German governments. She has recently been invited to share her research findings on planning for affordable housing in China. She is also a board member of a Housing Association and a Director of City Centre Partnership Ltd in Cambridge.

Kathleen Scanlon is a senior research fellow at the London School of Economics. She has been working with CCHPR on private renting and recently edited a book about international experience of private renting entitled *Towards a Sustainable Private Rented Sector: the lessons from other countries*. She has previously edited two books about European social housing. She has also been working on mortgage market developments across Europe and has contributed to our own edited book on intermediate housing.

Professor Judith Yates is currently an Honorary Associate at the University of Sydney. She 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 was appointed to Australia's National Housing Supply Council in 2008 and in the same year was recognised for her contribution to housing research at the Australian Housing Research Conference.

Kate Barker CBE is currently a Visiting Fellow in the Department. She is a Senior Adviser to Credit Suisse and a non-executive director of Electra Private Equity plc, Taylor Wimpey plc and the Yorkshire Building Society. She is also a non-executive member of the Office for Budget Responsibility. Kate was a member of the Bank of England's Monetary Policy Committee (MPC) from 2001 until May 2010. She has also conducted two major policy reviews for government, on housing supply and on land use planning.

Collaboration with other Bodies

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

University of Sheffield Department of Town and Regional Planning – on updating previous research on planning obligations and assessing the likely impact of the Community Infrastructure Levy on the delivery of new affordable housing

Shared Intelligence – a consultancy with a housing policy specialism, with whom we have worked on the Evaluation of Enhanced Housing Options Trailblazers as well as recent proposals

London School of Economics – on the comparative project on the private rented sector in Europe for Realdania, a Danish organisation

Neil Macdonald, formerly working for the Department for Communities and Local Government (DCLG) on exploring the evidence base for local housing market assessments

Andrew Heywood, formerly at the Council for Mortgage Lenders, who has been working with us in a study of low cost home ownership for Thames Valley Housing Association and Shelter

Research Projects

Evaluating the FirstStop Advice and Information Initiative: Phase 2 and Phase 3

This ongoing major research project is evaluating the FirstStop information and advice service, set up to provide free and independent advice to older people, their families and carers, about housing and care options in later life. The FirstStop service is funded partly by the Department for Communities and Local Government (DCLG) and the Big Lottery Fund (BLF). It is led by the charity, Elderly Accommodation Counsel (EAC), working in partnership with other national and local organisations. It delivers information and advice through a national telephone helpline and website. The evaluation is assessing the value for money of the initiative and analysing how well it is meeting its objectives. Phase 1 began in late November 2009; Phase 2 was completed in June 2011 and Phase 3 is underway after FirstStop successfully secured major funding from DCLG.

Researchers	Gemma Burgess, Daniel Banks, Alex Fenton, Fiona Lyall Grant, Sarah Monk and Christine Whitehead
Funding	£49,925 (Phase 1) £78,025 (Phase 2) £30,000 (Phase 3) £30,000 (Phase 4)
Funder	Elderly Accommodation Counsel
Contact	Gemma Burgess
Dates	November 2009 – ongoing

Cost Benefit Analysis of Lighting Adaptations

This project involves conducting a cost benefit analysis of lighting adaptations for the Thomas Pocklington Trust, a charity that provides housing, care and support for people with sight loss in the UK. In the current economic climate, costs for lighting adaptations are frequently questioned. CCHPR is preparing a brief publication that sets out simply how the costs and benefits of lighting adaptations may be related, such as the costs of lighting changes vis a vis the benefits of lower risks (and costs) of falls.

Researchers	Anna Clarke and Gemma Burgess
Funding	£5000
Funder	Thomas Pocklington Trust
Contact	Anna Clarke
Dates	August – November 2011

The Future of Inclusive Design: the Success of Initiatives aiming to reduce Inequality in Spatial Planning and the Built Environment

The aim of the research was to explore the success of equality-related initiatives in the field of spatial planning and the built environment, working with Women's Design Groups, Disability Access Groups and Inclusive Design Groups. In particular, it examined how the recent shift to a single equalities focus in legislation is stimulating the development of Inclusive Design Groups and how it is impacting on existing Women's Design Groups and Disability Access Groups.

Researcher	Gemma Burgess
Funding	£18,000
Funder	Higher Education Funding Council for England
Contact	Gemma Burgess
Dates	January 2011 – November 2011

Women's Design Group Project Evaluation

The Women's Design Service was funded to run a project by London Councils (2008-2011) to set up Women's Design Groups (WDG) across twelve London Boroughs. The aim of the Groups was "to increase community engagement and participation in local and regional planning and policy development". The remit of the Women's Design Groups was to comment on local and regional (London) major planning applications and policy proposals from a gender perspective, using women's experience of the built environment and to try to remove barriers to women that may be built into new developments. The Women's Design Service commissioned Dr Gemma Burgess at the University of Cambridge to conduct an evaluation of the Women's Design Groups project.

Researcher	Gemma Burgess
Funding	£3,500
Funder	Women's Design Service
Contact	Gemma Burgess
Dates	June 2011 – August 2011

Older People's Views of Service Provision in Cambridge

This project is a collaboration between CCHPR, the Department of Geography and the Office of External Affairs and Communications at the University of Cambridge. A study is being conducted on behalf of the Cambridge Older People's Reference Group (COPRG) to explore older people's views of services in the Cambridge area. It is part of an undergraduate research methods course in the Department of Geography. Students will be taught research methods before being supported to conduct the research themselves. This innovative project links academic teaching, research and the local community.

Researcher	Gemma Burgess
Funding	£2,500
Funder	Office of External Affairs and Communications, University of Cambridge
Contact	Gemma Burgess
Dates	October 2011 – February 2012

The Impact of the Recent Financial Crisis on Planning for Affordable Housing in England – Local Authority Responses and Future Pathways

Researchers	Gemma Burgess and Sarah Monk
Funding	£7,500
Funder	Royal Institute of Chartered Surveyors
Contact	Gemma Burgess
Dates	July 2011 – April 2012

Analysis of Available Data on Affordable Housing Investment

This project was commissioned by the Homes and Communities Agency and subcontracted to CCHPR from the University of Sheffield. Using existing data sources, the purpose of this project is to provide a strong evidence base to show the current provision of new affordable homes.

Researchers	Sarah Monk and Connie P.Y. Tang
Funding	£29,200
Funder	Homes and Communities Agency
Contact	Sarah Monk
Dates	February 2010 – May 2011

Call-off Contract with Scottish Government

CCHPR has a framework agreement with the devolved Scottish Government by which the Scottish Government's analysts are able to call upon methodological or topic expertise within CCHPR. This provides the Scottish Government with access to expert support at short notice for a wide range of housing and planning research. In 2011 the days under this contract were drawn upon for two pieces of work, one around mixed communities, and the other looking at design of the built environment.

Researchers Anna Clarke, Alex Fenton, Sarah Monk, Sanna Markkanen,
Connie P.Y. Tang and Michael Jones
Funding £25,000
Funder Scottish Government
Contact Anna Clarke
Dates January 2009 – December 2011

Domestic Violence - Assistance for Adults without Dependent Children

The main purpose of this study was to provide DCLG with firm evidence of the extent to which adults, who are neither pregnant nor have any dependent children and who are 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 further violence.

Researchers Gemma Burgess, Anna Clarke, Fiona Lyall Grant, Michael Jones and
Christine Whitehead
Funding £65,375
Funder Department for Communities and Local Government
Contact Anna Clarke
Dates October 2008 – January 2011

Evaluation of Enhanced Housing Options Trailblazers

This project evaluated 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. The work was led by CCHPR in collaboration with Birmingham University (Centre for Urban and Regional Analysis) and Shared Intelligence.

Researchers Anna Clarke, Fiona Lyall Grant, Sanna Markkanen, Sarah Monk,
Peter Tyler and Christine Whitehead
Funding £388,856
Funders Department for Communities and Local Government and the Department
for Work and Pensions
Contact Anna Clarke
Dates March 2009 – April 2011

Hidden Need and Deprivation in Suffolk

The research draws on established expertise in the analysis of small-area data to identify hidden deprivation and unmet need in communities in Suffolk. It looks at the extent to which this need is being met by existing voluntary sector provision, and considers the implications of changes to the voluntary sector and local government.

Researchers Alex Fenton and Sanna Markkanen
Funding £15,000
Funder The Suffolk Foundation
Contact Alex Fenton
Dates August 2010 – January 2011

Housing Consultancy for the States of Jersey

Following the project *A Review of Social Housing for the States of Jersey*, completed in 2009, Christine Whitehead and Michael Jones have subsequently been commissioned to provide consultancy advice to the States of Jersey Housing Transformation Programme.

Researchers Christine Whitehead and Michael Jones
Funding £94,750
Funder States of Jersey Housing Department
Contact Michael Jones
Dates November 2010 – December 2013

Under-used Housing Stock – Eight Local Case Studies

Shelter commissioned CCHPR to undertake eight local authority case studies into under-utilisation of the existing housing stock. The research looked at empty properties, second homes and under-occupation. The findings contributed to Shelter's review, which sought to identify the extent to which housing need may be met through the more effective use of the current housing stock, as well as providing policy solutions that will help achieve this.

Researchers Anna Clarke, Daniel Banks, Fiona Lyall Grant, Sarah Monk and Connie P.Y. Tang
Funding £9,940
Funder Shelter
Contact Anna Clarke
Dates December 2010 – February 2011

Under-occupation in North Herts

CCHPR carried out this study of under-occupation amongst social housing tenants in North Hertfordshire. The study included a survey of tenants as well as analysis of other data sources. It involved an assessment of the extent of under-occupation, identification of the aspirations of under-occupying tenants and identification of housing options for these tenants. The outputs assisted North Hertfordshire with the development of a systematic process for the ongoing identification of households who are under-occupying their accommodation.

Researchers Anna Clarke, Fiona Lyall Grant and Sarah Monk
Funding £19,875
Funder North Herts Housing Partnership
Contact Anna Clarke
Dates December 2010 – March 2011

Survey of University Staff

CCHPR carried out a survey of recently appointed Cambridge University staff in order to investigate the types of accommodation they were able to buy and rent in the Cambridge

market. The survey is intended to assist the University in planning future staff housing provision.

Researchers Michael Jones and Connie P.Y. Tang
Funding £10,000
Funder University of Cambridge
Contact Michael Jones
Dates June – October 2011

The Citizen in Regulation

This assessment of the evidence base on citizen participation in sectoral regulation examined the literatures on citizen participation, co-production and co-regulation. While the resultant report finds the concept of citizen participation is universally supported as an end in itself, there have been almost no impact analyses and there is no evidence that citizen participation results in superior outcomes. Nonetheless, if participation in regulation is desired, the report concludes that it is more likely to be achieved via a positive dialogue with citizens on what they value rather than by focusing on regulatory processes and outputs.

Researcher Paul Sanderson
Funding £19,692
Funder Local Better Regulation Office
Contact Paul Sanderson
Dates February – April 2011

Estimating the Impacts of the Changes in S106 with the Introduction of CIL on the Quantity of Affordable Housing Delivered

This project, conducted jointly with the University of Sheffield, estimates the impacts of the changes in Section 106 (S106) with the introduction of the Community Infrastructure Levy (CIL) on the quantity of affordable housing delivered for the National Housing Federation.

Researcher Sarah Monk
Funding £10,000
Funder National Housing Federation
Contact Sarah Monk
Dates July – October 2011

The Private Rented Sector in the New Century: a Comparative Approach

The objective of this research is to examine the extent to which different regulatory frameworks across Europe have generated different incentives to provide private rental housing; to live in private rental housing; and to fund that housing.

Researchers Christine Whitehead, Sarah Monk, Sanna Markkanen and Kathleen Scanlon (LSE)
Funding £76,750
Funder Realdania
Contact Sarah Monk
Dates December 2010 – January 2012

Orbit 2020 Project Analysis of Housing Market Intelligence

This project involves research to assess and provide the market intelligence that Orbit Housing Group needs to develop, in support of effective decision making over the coming decades in terms of asset management, investment and potential expansion.

Researchers Peter Williams, Sarah Monk, Anna Clarke, Connie P.Y. Tang and Chihiro Udagawa
Funding £21,000
Funder Orbit Housing Group
Contact Sarah Monk
Dates July – October 2011

Providing the Evidence Base for Local Housing Market Assessments

This short project for Shelter seeks to explore the appetite of both representatives from the housing supply sector and local planning authorities for additional guidance in the current policy context. In particular PPS3 still requires an evidence base for affordable housing targets, yet overall housing targets have been abolished along with the regional bodies. The work comprises telephone interviews with the major stakeholders, an email survey of local planning authorities and a roundtable discussion on how to take the work forward. The outputs will be a short report plus worked up costs of the different options proposed at the roundtable.

Researchers Sarah Monk, Peter Williams, Anna Clarke, Fiona Lyall Grant, Daniel Banks and Connie P.Y. Tang
Funding £9,750
Funder Shelter
Contact Sarah Monk
Dates April – June 2011

Affordable Rents Assessment for Cambridge City

This project provided an assessment of affordability of RSL / LA rents that are pegged at given ratios of prevailing market rents within Cambridge City and the housing sub-market.

Researcher Alex Fenton
Funding £2,500
Funder Cambridge City Council
Contact Sarah Monk
Dates June 2011

Facing the Future: the Future Role and Funding of Social Housing

This project funded by the Housing Futures Network, a consortium of four of the largest housing associations in England, provides an assessment of the likely future directions of the social housing sector in general and housing associations in particular. The work has two core strands: one on the current and future role of social housing and the likely impact of new proposals around housing benefits, access and allocations led by Anna Clarke; and a second strand on financing the future led by Peter Williams.

Researchers Peter Williams, Christine Whitehead, Anna Clarke and Michael Jones
Funding £38,400
Funder Housing Futures Network
Contact Peter Williams
Dates July 2011 – March 2012

New Publications

Refereed Journal Articles

Burgess G (2011) 'When the personal becomes political: using legal reform to combat violence against women in Ethiopia', *Gender, Place and Culture*, first published on 10 June 2011 (iFirst)

Burgess G (2011) 'The uneven geography of participation in the global scale: Ethiopian women activists at the global periphery' *Globalizations*, Vol 8, No 2, 163-178

Burgess G, Monk S and Whitehead C (2011) 'Delivering local infrastructure and affordable housing through the planning system: the future of planning obligations through Section 106.' *People, Place and Policy Online*, 5:1, 1-11

Clarke A and Monk S (2011) 'Residualisation of the social rented sector: some new evidence' *International Journal of Housing Markets and Analysis*, Vol 4, No 4, 418-437

Clarke A (2010) Work as a route out of Homelessness: A case study of Emmaus Communities, *People, Policy and Place Online* 4:3

Crook ADH and Monk S (2011) 'Planning gains providing homes' *Housing Studies* Vol 26, No 7-8, 997-1018

Seidl D, Sanderson P and Roberts J (2011, in press) 'Applying the 'comply-or-explain' principle: Conformance with codes of corporate governance in UK and Germany': *Journal of Management and Governance*

Tang CPY (2011) 'The quasi-market based re-regulation: Effects of setting housing association rents in England' *Journal of Housing and the Built Environment*, Vol 26, No 1, 85-97

Whitehead C and Monk S (2011) 'Affordable home ownership after the crisis: England as a demonstration project', *International Journal of Housing Markets and Analysis*, Vol 4, No 4, 326-340

Whitehead C and Scanlon K (2011) 'The UK mortgage market: responding to volatility' in *Journal of Housing and the Built Environment*, DOI 10.1007/s10901-011-9220-2

Whitehead C, Scanlon K and Lunde J (2011) 'Responding to the housing and financial crises: mortgage lending, mortgage products and government policies' *International Journal of Housing Policy*, Vol 11, No 1, March 2011, 23-49(27)

Whitehead C with Gurrán N (2011) 'Planning and affordable housing in Australia and the United Kingdom: A comparative perspective' *Housing Studies*

Williams P and Whitehead C (2011) 'Causes and Consequences? Exploring the Shape and Direction of the Housing System in the UK Post the Financial Crisis' *Housing Studies*, Vol 26, No 7-8, 1157-1170

Williams P with Beer A (2011) Introduction: After the Global Financial Crisis Housing Policy and Markets, *Housing Studies*, Vol 26, No 7-8, 1129-1131

Chapters in Books

Whitehead C (2011) 'Access au logement social en France: un point de vue extérieur', in Noémie Houard (ed) *Loger l'Europe Le Logement social dans tous ses Etats*, (Paris, DiHAL). Also published in English as 'Access to Social Housing in France: a view from abroad' in *Social Housing across Europe* (Paris: DiHAL)

Whitehead C (2011) 'Migration and its impact on housing costs' in Marsden D (ed) *Employment in the Lean Years* (Oxford: Oxford University Press)

Whitehead C with Scanlon K (2011) 'Europe's Selective Housing Bubble: UK' in Bardhan A, Kroll C and Edelstein R *One World One Crisis: The Global Housing Market Meltdown* (Berkeley: University of California Press)

Whitehead C (2011) 'Owner-occupation in an increasingly uncertain world: the English experience' in Ronald R and Elsinga M *Beyond Homeownership: Housing, Welfare and Society* (London: Routledge)

Whitehead C and Scanlon K 'Introduction: the need for a sustainable private rented sector' and 'Conclusions: Implications for the UK' in Kochan B and Scanlon K *Towards a Sustainable Private Rented Sector: lessons from other countries* (London: LSE)

Williams P (2011) 'The credit crunch in the UK; understanding the impact upon housing markets, policies and households' in Forrest R and Yip N (eds) *Housing Markets and the Global Financial Crisis* (London: Edward Elgar)

Research Reports

Burgess G, Clarke A and Lyall Grant F (2011) *Domestic violence - assistance for adults without dependent children* (London: Department for Communities and Local Government)

Burgess G et al (2011) Outputs from the evaluation of FirstStop: the value of information and advice to older people about housing and care:

FirstStop Evaluation Summary

FirstStop Evaluation National and Local Service Report

FirstStop Evaluation Local Partner Report

FirstStop Evaluation Source Document

(Cambridge: CCHPR)

Burgess G et al (2011) Outputs from the evaluation of FirstStop: the value of information and advice to older people about housing and care:

Information and advice to help people move home

Evidencing the value of housing advice and information for older people

Phase 1 report of the FirstStop evaluation

(Cambridge: CCHPR)

Burgess G (2011) Evaluation of the Women's Design Group Project for the Women's Design Service (Cambridge: CCHPR)

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Burgess G 'The planning system under new neoliberalism: dealing with housing under-supply in the UK', Asia Pacific Network for Housing Research Conference, Hong Kong, December

Burgess G 'An inclusive mix? Identity, equality and participation in planning for new developments', European Network for Housing Research Conference, Toulouse, July

Burgess G and Clarke A 'Housing Options: local authority 'gatekeeping' or a route to safety for victims of domestic violence?', Housing Studies Association Conference, York, April

Clarke A 'Under-occupation of social housing: A change of direction?', Housing Studies Association Conference, York, April

Clarke A 'Housing Options: Local authority 'gatekeeping' or a route to safety for victims of domestic violence in England?', European Network for Housing Research Conference, Toulouse, July

Markkanen S, Monk S and Whitehead C 'Is regulation the reason why private renting is more common in some countries than others?' European Network for Housing Research Conference, Toulouse, July

Markkanen S and Vargas M 'The impact of household characteristics on propensity to live in areas of minority ethnic concentrations in Birmingham', European Network for Housing Research Conference, Toulouse, July

Monk S and Tunstall R 'Why is it so difficult to create really good places? Recently built affordable housing in England', paper presented to European Network for Housing Research Conference, Toulouse, July

Whitehead C 'Myths and Realities: a property owning democracy – fact or fiction', Academy of Social Sciences, British Library, London, February

Whitehead C 'Affordability and Access to Owner-Occupation after the Crisis', ENHR Housing Economics Workshop, Lausanne, February

Whitehead C 'Dataspring 2009-2010 Key Findings', Tenant Services Authority, London, February

Whitehead C 'The Current and Future Environment for Housing Associations', Hargreaves Sixth Annual Members' Conference, Institute of Directors, London, March

Whitehead C 'Trends in Affordable Housing – a European Perspective' Housing in the 21st Century – between quality and affordability, Vienna City, Vienna, March

Whitehead C 'Owner-occupation in the UK after the financial crisis', European Mortgage Federation – European Network for Housing Research, Brussels, March

Whitehead C 'Understanding the latest household projections and their implications for housing provision', Town and Country Planning Association, House of Lords, London, May

Whitehead C 'Le modèle anglais – le logement abordable dans les villes européennes', Agence d'Urbanisme, Lyon, June

Whitehead C 'The Case for Investing in London's Affordable Housing' G15 group of housing associations, London, June

Whitehead C 'The Financial Crisis and Housing Market Stability: lessons from disparate systems', European Network for Housing Research Conference, Toulouse, July

Whitehead C 'Towards a Sustainable Private Rented Sector in the UK - Lessons from Abroad', LSE London, London, July

Whitehead C 'Using public housing assets more effectively: examples from Europe', 55th IFPH World Conference, Tallinn, September

Whitehead C 'Impact of migration on access to housing and the housing market', Migration Advisory Committee Research Workshop, London, September

Whitehead C 'Comparing responses to the financial and housing crisis', New School New York, October

Whitehead C 'Housing markets and public policy: what the future might hold?' Shelter Board Awayday, London, November

Whitehead C 'Aiming at Homeownership without a vulnerable indebtedness', Swedish National Housing Guarantee Board, Stockholm, December

Whitehead C 'Housing Research and Housing Policy: a UK and European View', paper presented to the Korea Association of Housing Policy Studies International Conference, Korea

Williams P 'Strategic Leadership in Housing', Aston University, January

Williams P 'Planning Reform and delivering mortgageable intermediate housing in the future', CML Intermediate Housing Conference, London, March

Williams P 'Growing the private rented sector – accessing investment', Scottish Government seminar on the Private Rented Sector, Leith, August

Williams P 'Can the Home Ownership ratchet keep on working?' Resolution Foundation Policy Roundtable, London, September

Williams P 'Housing policy – the current situation and future directions', CIC Economic Policy Forum, London, October

Activities of Members of the Centre

Gemma Burgess

Member of the European Network for Housing Research
Member of the Housing Studies Association
Senior Member and Special Supervisor in Geography Newnham College, University of Cambridge
Lecturing and supervising, Department of Geography, University of Cambridge
PhD committee member, Department of Geography, University of Cambridge
MPhil supervisor, Department of Land Economy, University of Cambridge
Referee, Gender, Place and Culture, Violence Against Women, Journal of Social Policy
Geoforum, Journal of Urban Policy and Research
Review committee member Asia Pacific Network for Housing Research Conference, Hong Kong, December 2011
Member of the Cambridge University Ecohouse Research Cluster

Anna Clarke

Member of the European Network for Housing Research
Membership officer of the Housing Studies Association
Member of the Advisory Group for the English Housing Survey
Lecturer and examiner in qualitative research methods, Department of Land Economy

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

Michael Jones

Chair of Board, Homes for Haringey (ALMO of L. B. Haringey)
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

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
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Member of the European Group of Public Administration
Member of the European Group on Organization Studies
Member of the Editorial Board of Social Business
Fellow of the Higher Education Academy
Chair of the Cambridge Conference on Regulation and Governance

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Peer-reviewer of the Social Science Journal

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Fellow, Society of Property Researchers
Joint Coordinator of ENHR Housing Finance Working Group
Academic Visitor to New School New York
Adviser to the Housing Finance Corporation Board
Member, Housing Studies Charitable Trust
Member of the Housing Studies Association

Peter Williams

Member of the Housing Studies Association and ENHR
Member, Chartered Institute of Housing
Member, Royal Geographical Society
Editorial Board Member, Housing Studies
Editorial Board Member, Welsh Housing Quarterly
Chair, Housing Studies Charitable Trust
Board Member, Thames Valley Housing Association
Board Member, Property Code Compliance Board
Board Member, One Savings Bank
Board Member, Kent Reliance Provident Society
Executive Director, Intermediary Mortgage Lenders Association
Chairman, Acadametrics House Price Consultancy

The Cambridge Centre for Housing and Planning Research Website

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. The website is accessible at: www.cchpr.landecon.cam.ac.uk

The Dataspring Website

Data is only available by email request from Paul Sanderson: ps238@cam.ac.uk. Visitors to this website can download discussion papers, sector studies, research reports and briefing papers on housing and housing related subjects. The website is accessible at www.dataspring.org.uk

Further Information

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