Annual Report 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 2012 they were:

Tony Crook  University of Sheffield
Gavin Smart  National Housing Federation
Susan Smith  University of Cambridge
Jackie Smith  Shelter
Josh Stott  Joseph Rowntree Foundation
Jim Ward  Savills
Judith Yates  University of Sydney

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
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: land econ-
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Land Economy.
Welcome to our 2012 Annual Report

I am delighted you are reading our Annual Report. The 2011 report was my first as Director and it was also the year in which we reported on the difficulties of research funding and further contraction in staff numbers flowing from the wider downturn. Although sadly we cannot report that the UK has now an entrenched economic recovery underway and that research expenditure is returning to a more sustainable path, here in CCHPR we feel that in 2012 we have turned a corner. Our budget and income streams stabilised and we secured longer term contracts and established important new relationships. Although we still have some staff on part-time contracts who would prefer otherwise we have been building up the workflow and begun to think about recruitment and the widening and renewal of our skills base.

So 2012 was a better year! We are not ‘out of the woods’ but we are much more optimistic about the future. There is still more cutting in terms of public expenditure to come and R&D will not be immune from it but our feeling is we have weathered the worst of it.

In the year we secured some substantial further funding from First Stop and the States of Jersey, a new contract for the National Housing Federation in conjunction with Ipsos MORI on the impact of welfare reform on housing associations and we have since won a major contract with them to undertake work for the Department of Work and Pensions (see our website or next year’s annual report for details!). We also took on further contracts for both individual and groups of housing associations thus steadily building and developing our expertise in this area.

Inevitably welfare reform loomed large in our clients’ concerns and our workload but we also have continued to attract funding related to our expertise on the private rented sector (PRS). Building on our very successful work for Realdania on the regulation of the private rented sector we subsequently were awarded funding by the Oak Foundation to look at the sector’s role in relation to housing the homeless and by Richmond Housing Partnership to look at the role of the PRS for low income households in South West London.

At the same time we continued to attract funding for work on land, planning and housing with funding from the GLA, Joseph Rowntree Foundation, Higher Education Innovation Fund and the RICS. The JRF has also funded work on safety nets for home owners and an assessment of the potential of equity loans as an alternative to mortgages.

We have been working to build up our capacity to analyse and understand demographic change and linked to that local housing markets and housing supply. Alan Holmans has always played a key part in this and he continues to be active both in terms of direct contributions but also as editor and adviser. Chihiro Udagawa has become more centrally involved in this area of work using his excellent skills and he has been joined in this by Neil McDonald who is now a regular contributor to CCHPR research projects along with Sarah Monk, Christine Whitehead and myself. Both the Centre and Neil were involved in a cross trade body/professional body group, the Local Housing Requirement Assessment Working Group, which flowed through into a new online tool for assessing housing requirements at a local level (see http://www.howmanyhomes.org/2.html). Rightly CCHPR has stayed close to this as it builds on work undertaken over the last 20 years.

Finally but not least readers of the report will note the pleasing spread of smaller projects on a diverse range of topics all of which have helped develop our skills and understanding of the diverse needs and issues that exist in reality – thus our work on timebanking, on sight loss and on street lighting. We are always ready to consider such projects.
None of this would be possible without our dedicated and skilled staff who have worked through the uncertainty to deliver high quality outputs. Thank you to them, to Professor Phil Allmendinger who as Head of the Department of Land Economy has been steadfast in his support of CCHPR, and to our funders and sponsors.

I was very pleased that in 2012 we secured Sarah Monk’s promotion to Principal Research Associate, thus adding to the promotions secured in 2011 and we appointed our three new visiting fellows. We also began discussions about setting up a Masters in Housing course to begin in 2014 which we think could not only meet an important market need but would also provide a new way of underpinning the Centre.

Finally I was pleased to have my contract extended to a third year but I recognised that given the progress we were making CCHPR would then need to recruit a new Director to take it forward through what promises to be a growth phase over the next 5 years. I thus decided that it would make good sense to stand down at the end of 2013 while at the same time retaining a strong link with CCHPR as a visiting fellow. I am pleased to have played a part in the life of CCHPR and look forward to long and continuing involvement with it.

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** is a Senior Research Associate who joined the Centre in early 2007 after completing her PhD at 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 interest in 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 has led the major evaluation of the DCLG funded initiative FirstStop, which gives housing and care information and advice to older people and has developed this into a wider programme of research around housing and ageing. Gemma lectures on courses in the Department of Geography and also teaches for the Department of Land Economy.

**Anna Clarke** joined the Centre in 2004. Her research interests include housing need, homelessness, demand for social housing and low cost home ownership, worklessness and welfare. Her 2012 projects included a review of shared ownership for Thames Valley Housing and a growing body of work on welfare reform and housing for the Housing Futures Network, the Commission for Rural Communities and the National Housing Federation. A recent report examined the private rented sector for the Richmond Housing Partnership. Anna is currently undertaking work on the private rented sector for the Oak Foundation and a fundamental review of housing allocations for the Northern Ireland Government. 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.
Alan Holmans retired from his position as Research Fellow, but remains as a CCHPR 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.

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 stepped down as Chair of the Board of Homes for Haringey, the Arm’s Length Management Organisation of the London Borough of Haringey during 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. More recently she has led a project for the Joseph Rowntree Foundation on Land Supply and Planning Systems and a review of private rented sector access schemes for the Oak Foundation.

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. Most recently she has been working on 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 to 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 the changing role of social housing; affordable housing through the planning system; shared equity and shared ownership, housing finance and housing tenure, as well as inter-country comparisons of private renting, social housing and mortgage markets. She is Professor in Housing Economics at the London School of Economics. She is advisor to the House of Commons Select Committee on Community and Local Government, co-chair of the ENHR working group in housing finance.

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 number of projects most recently leading a CCHPR team working on welfare reform as part of an Ipsos MORI consultancy for the National Housing Federation and with the same consultancy for the Department of Work and Pensions. 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

Kate Barker CBE is 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.

Professor Mike Berry is Emeritus Professor in the School of Global, Social and Urban Studies at the Royal Melbourne Institute of Technology University in Australia. His research 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 where he has collaborated with Christine Whitehead and Peter Williams.

Dr Youngha Cho is a senior lecturer in real estate management at Oxford Brookes University. She was formerly a post-doctoral researcher at CCHPR 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 working with us on intermediate housing.

Dr Marietta Haffner is a Senior Researcher in comparative housing research at the OTB Research Institute for the Built Environment, Delft University of Technology in the Netherlands. She has collaborated with CCHPR on a number of studies, most recently on the private rented sector. Marietta has recently been appointed as a Visiting fellow in CCHPR.

Andrew Heywood, formerly Deputy Head of Policy at the Council for Mortgage Lenders, has worked with us on a study of low cost home ownership for Thames Valley Housing Association and Shelter and is shortly to begin a new study in this area. He is Editor of the journal Housing Finance International and has recently written reports on home ownership and the London housing market for the Smith Institute. He has recently been appointed as a Visiting Fellow in CCHPR.

Dr Sanna Markkanen took up a post at Curtin University in Western Australia in January 2012. Before this she was a research associate in the Centre where she worked primarily on the project on “The Private Rented Sector in the New Century: A Comparative Approach”, which examined the role of regulation in the sector in eleven European countries. She has continued to collaborate with us on this work in 2012 and will be involved in a new related project in 2013.

Neil McDonald, formerly Head of Housing Policy at the Department for Communities and Local Government (DCLG) and Chief Executive of the National Housing and Planning Advisory Unit. Neil has been exploring the evidence base for local housing market assessments and has recently contributed to a major new website service for assessing local housing requirements (see http://www.howmanyhomes.org/) and has been working with colleagues in CCHPR on the Cheltenham, Gloucester and Tewkesbury joint core strategy. Neil has recently been appointed as a Visiting Fellow in CCHPR.

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 been heavily involved in the Wisbech 2020 Vision project working with stakeholders from the town, district, country and University. 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 has edited book about international experience of private renting, mortgage finance and social 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 continues in that role. In 2012 she worked with us on issues around funding for non-profit housing as well as on private renting.
Collaborative Research

In 2012 we collaborated with the following organisations on research projects:

Ipsos-MORI – is a leading UK research company with whom we are now working on two projects on welfare reform, one for the National Housing Federation and the other for the Department of Work and Pensions. Given our linked interests and skills we hope to build this into a long term research relationship

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

Orbit Group – on developing a tool for analysing where Orbit stock sits within local housing markets and we hope to build this into a longer term link.

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

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

The University of Ulster – on the Review of Housing Allocations in Northern Ireland

Three Dragons – a small specialist consultancy – on the role of the planning system in delivering housing choice for older Londoners
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.

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

Welfare reform impact assessment on housing associations and their tenants
The National Housing Federation is funding a major study of the impact of welfare reforms on housing associations and their tenants. This work is being undertaken jointly by Ipsos MORI and CCHPR over a 2 year period using a range of qualitative and quantitative surveys. CCHPR’s work is focussed on the associations.

Researchers Peter Williams, Christine Whitehead, Anna Clarke and Connie Tang
Funding £96,805
Funder National Housing Federation
Contact Peter Williams
Dates July 2012–March 2014

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

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, Connie Tang and Kathleen Scanlon (LSE)
Funding £76,750
Funder Realdania
Contact Sarah Monk
Dates December 2010 – June 2012
Support in the preparation of a housing strategy for Jersey
The States of Jersey has commissioned CCHPR to provide support to its embryonic Strategic Housing unit in the preparation of an island wide, cross tenure Housing Strategy. The project comprises a series of papers for discussion with officers and the relevant Ministers between November 2012 and April 2013, leading to the production of a public Consultation Paper and a final Strategy Paper for debate in the States Assembly. The intention is to identify the main issues and options in order to build a shared understanding of the issues, the policy options and financial implications.

Researchers  Michael Jones, Christine Whitehead, Sarah Monk, Connie Tang
Funding  £49,400
Funder  States of Jersey
Contact  Michael Jones
Dates  November 2012 – September 2013

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

Research into the future of the social rented sector
This project has been commissioned by East 7, a group of housing associations in the East of England, to inform their own strategy and policy development and to assist East 7 members in engaging in the policy debate with ministers and other opinion formers. The project is in two phases. Phase 1, to be completed by late December 2012, will provide a scene setting analysis of the current situation and trends in each of the 47 housing authorities in the Eastern region. Phase 2, from mid-January to end-March 2013, will explore the implications of an agreed range of possible scenarios for the future.

Researchers  Michael Jones, Peter Williams, Sarah Monk, Chihiro Udagawa and Christine Whitehead
Funding  £35,000
Funder  East 7 group of housing associations
Contact  Michael Jones
Dates  November 2012 – April 2013

Fundamental review of housing allocations policy in Northern Ireland
The Housing Division of the Department for Social Development (DSD) has commissioned a research project which will make a significant contribution to a fundamental review of social housing allocations in Northern Ireland. The purpose of the review is to ensure that the processes of applying for, and letting, social housing make the most effective use of scarce public resources in identifying and meeting housing need within the context of broader government priorities. The review is in two parts. Part 1 examines the current state of allocations in Northern Ireland and involves interviews with all the relevant stakeholders including the Northern Ireland Housing Executive and individual housing associations; while
part 2 explores best practice in allocations policies across the UK and the Republic of Ireland. A final report will synthesise the two studies and provide recommendations for the DSD to take forward. The project is being conducted jointly with the University of Ulster.

Researchers Sarah Monk, Anna Clarke and Connie Tang  
Funding £34,975  
Funder Department for Social Development, Northern Ireland  
Contact Sarah Monk  
Dates October 2012 – March 2013

The role of the planning system in delivering housing choice for older Londoners  
The project provided an overview of the housing needs and demands of older people in London to 2036 taking account not just of demographic trends, but also other factors such as health related issues and propensities to require affordable and/or private accommodation. This research assessed how much, of what type and where, accommodation for older people is needed in London and how best to plan for it. It aimed to provide a common understanding of current and emerging accommodation options for older people and how these are, or could be, best addressed by the planning system, including definitional issues.

Researchers Sarah Monk and Gemma Burgess  
Funding £28,770  
Funder Greater London Authority  
Contact Sarah Monk  
Dates December 2011 – May 2012

International review of land supply and planning systems  
The JRF Housing Market Taskforce has identified land supply as a key reason contributing to housing market volatility and problems of housing affordability in the UK. This desk based research aims to assess which policy approaches to land supply and land markets are most likely to work in the English context. Following a preliminary scoping review of relevant literature, case studies were selected from Europe and the USA and Australia/NZ to explore mechanisms for bringing forward land for housing development. Country experts were recruited to act as advisors to the research. The outputs include a report and JRF ‘Findings’ plus a series of briefings/blogs by way of dissemination across the UK.

Researchers Sarah Monk, Christine Whitehead, Connie Tang and Gemma Burgess  
Funding £20,000  
Funder Joseph Rowntree Foundation  
Contact Sarah Monk  
Dates May 2012 – October 2012

Maximising the performance of the new Section 106 and Community Infrastructure Levy planning framework with local authorities: developing a planning gain model  
The Centre, in collaboration with the University of Sheffield, has developed a simple model to estimate the impact of charging different CIL and S106 rates on the economic viability of development. The model has huge potential to assist local authorities in modelling the impact of different CIL and S106 rates on the economic viability of development across their area.

Researchers Gemma Burgess and Sarah Monk  
Funding £18,500  
Funder Higher Education Fund for England  
Contact Gemma Burgess  
Dates November 2011 – November 2013
Mapping the number of extra housing units needed for young people
Centrepoint, the youth homeless charity, commissioned CCHPR to undertake this piece of work looking at the requirement for emergency homeless accommodation, supporting housing units, social housing and private rented housing with the use of Housing Benefit across England with a specific focus on the requirements for those aged 16-25.

Researchers  Anna Clarke, Connie Tang, Chihiro, Gemma Burgess, Alan Holmans
Funding  £18,375
Funder  Centrepoint
Contact  Anna Clarke
Dates  February-December 2012

The role of the private rented sector in preventing homelessness: identifying good practice and the impact of policy change
The Oak Foundation commissioned research that focuses on good practice that is demonstrated through Oak funded projects and looks more broadly at other successful practices and models. The aims are to share good practice from Oak funded schemes and others, provide practical advice to existing schemes in order to respond to recent policy changes and demonstrate the potential for private renting schemes to meet specific housing needs.

Researchers  Sarah Monk, Anna Clarke and Connie Tang
Funding  £16,740
Funder  Oak Foundation
Contact  Sarah Monk
Dates  December 2012 – February 2013

Making best use of a scarce asset: can we use social housing more efficiently?
This project was funded by the Higher Education Innovation Fund which aims to apply academic knowledge or expertise to organisations in the wider community. It ran throughout 2012 and involved a series of six half-day workshops, attended by social landlords throughout the UK in order to share research evidence and help them to develop their policies and practice in making the best use of their housing stock.

Researchers  Anna Clarke, Sarah Monk
Funding  £16,500
Funder  Higher Education Innovation Fund
Contact  Anna Clarke
Dates  February-December 2012

Rural housing at a time of economic change
The Commission for Rural Communities funded CCHPR to carry out research into rural housing. The project used looked specifically at the issues of changing rent levels and housing quality, the impact of policy change on rural areas, and whether some people are unable to remain in rural areas.

Researchers  Anna Clarke, Sarah Monk, Connie Tang, Chihiro Udagawa, Iain Hodge
Funding  £14,970
Funder  The Commission for Rural Communities (Defra)
Contact  Anna Clarke
Dates  February-April 2012
Evaluation of new lighting intervention schemes being undertaken by benevolent trusts
The Pocklington Trust has commissioned CCHPR to undertake an evaluation of lighting interventions on quality of life of older households and specifically on the impact of better lighting on the reduction of falls amongst recipients.

Researchers Anna Clarke
Funding £11,400
Funder The Thomas Pocklington Trust
Contact Anna Clarke
Dates November 2011 – June 2014

Developing best practice in social care and support for adults with concurrent sight loss and dementia within different housing settings
This project, funded by the National Institute for Health Research, seeks to develop best practice in social care and support for people with dementia and sight loss in a range of housing settings. The research is led by York University and CCHPR is leading the element of the study that looks at the costs of care in different settings.

Researchers Anna Clarke
Funding £11,186
Funder National Institute for Health Research
Dates July 2012 – March 2014

Orbit LAMP project
This is a joint project with Orbit Heart of England to develop a Local Area Management Plan (LAMP) to assist with decision making within the association. The aim is to help Orbit to better understand its existing stock in terms of its function in the local area, its performance (cost in use), its quality (to identify where improvements are required), its customers (high or low users of services) and any wider community issues in the locality.

Researchers Sarah Monk, Peter Williams and Chihiro Udagawa
Funding £10,000
Funder Orbit Heart of England/CCHPR
Contact Sarah Monk
Dates December 2012 – March 2013

Evaluation of services for people with sight loss: early support in Essex
The Pocklington Trust have commissioned CCHPR to evaluate the Visionary Development Fund’s project: Early Support in Essex. This project aims to improve referral to services for elderly people with sight loss in Essex. The evaluation will complete by summer 2014.

Researchers Anna Clarke
Funding £8,000
Funder The Thomas Pocklington Trust
Dates November 2011 - June 2014

Independent peer review of household formation rates
The aim of this project is to undertake an independent peer review of the evidence with regard to trends in household formation rates (which also covers average household size) for the Joint Core Strategy (JCS) covering the Cheltenham Borough Council, Gloucester City Council and Tewkesbury Borough Council areas. In particular, the review will critically examine the methods and assumptions that have been used to establish household formation rates; and the way in which household formation rates, including average
household size are reflected in the current assessment of housing need. The review will also examine the implications of household formation rates for housing needs across the JCS area, including any discernible trends in the rate of household formation and how information on formation rates should be reflected in the overall assessment of housing need.

Researchers: Christine Whitehead, Alan Holmans and Neil McDonald
Funding: £7,900
Funder: Cheltenham Borough Council
Contact: Christine Whitehead
Dates: December 2012 – January 2013

Capturing planning gain – the transition from Section 106 to the Community Infrastructure Levy
The Community Infrastructure Levy came into force in April 2010 (DCLG, 2011a). It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area and the money can be used to fund a wide range of infrastructure that is needed as a result of development. This research for the RICS explored the issues arising in the transition to the new system.

Researchers: Gemma Burgess and Sarah Monk
Funding: £7,500
Funder: Royal Institution of Chartered Surveyors
Contact: Gemma Burgess
Dates: September 2011 – June 2012

Analysis of the private rented sector in Richmond upon Thames and surrounding areas
Richmond Council, together with Richmond Housing Partnership, jointly commissioned research in order to form the evidence base of their tenancy strategy. This work helped supplement this evidence base by improving understanding of the private rented sector in and nearby to Richmond with a particular focus on the availability of housing for low income groups.

Researchers: Anna Clarke and Chihiro Ugadawa
Funding: £7,105
Funder: Richmond Housing Partnership
Contact: Anna Clarke
Dates: May – July 2012

Unfinished business – building an effective safety net for home owners and the housing market
This project with Steve Wilcox from the University of York is aimed at reviewing the current safety net for home owners, how it might change in the light of government reforms and looking to the future to assess whether a better and more sustainable safety net could be provided

Researchers: Peter Williams and Steve Wilcox
Funding: £7,100
Funder: Joseph Rowntree Foundation
Contact: Peter Williams
Dates: September 2012 – January 2013

Scoping study on service use of the Cambridgeshire D/deaf communities
The purpose of the research is to act as a tool for the D/deaf partnership to better understand its constituency, with a particular view to making an input into the revised Joint
Strategic Needs Assessment. The key research aims are to understand current user experience of existing services and to explore perceptions of what further services would be useful or could be accessed to support different parts of the D/deaf community and to understand barriers to access.

Researchers  Sarah Monk and Gemma Burgess
Funding  £5,800
Funder  Cambridge D/deaf partnership
Contact  Sarah Monk
Dates  October 2012 – March 2013

Building social capital through community timebanking: an evaluation of the Cambridgeshire timebanking project
This research is evaluating the development of a timebanking project in Cambridgeshire by Cambridgeshire County Council and the CHS Group. Timebanking is a community scheme which enables local people to exchange skills and support in a structured way around the swapping of units of their time. It can help to build social capital in local communities, but may also have the potential to generate cost savings.

Researchers  Gemma Burgess
Funding  £5,000
Funder  Cambridge Housing Group
Contact  Gemma Burgess
Dates  November 2012 – September 2013

Advice on assumptions used in planning for housing
This project produced five short notes on the main drivers of demographic change that will support a basic excel ‘tool’ that local authorities can access freely to help understand the impacts on future housing requirements in their area. This requires complex technical estimation methods to be set out in a way that non-experts can understand and use. It is thus different from anything else currently freely available to local authorities, such as the Shelter Housing Database, relevant DCLG Live Tables or the HCA viability toolkit, all of which require prior knowledge to use and analyse.

Researchers  Sarah Monk, Alan Holmans, Neil McDonald, Peter Williams and Christine Whitehead
Funding  £5,000
Funder  Joseph Rowntree Foundation
Contact  Sarah Monk
Dates  August 2012 – December 2012

Evaluation of Stourbridge lighting interventions
The Pocklington Trust has commissioned CCHPR to undertake an evaluation of lighting interventions on quality of life and specifically on its impact on reduction of falls amongst recipients based on a case study of a scheme in Stourbridge.

Researchers  Anna Clarke
Funding  £3,850
Funder  The Thomas Pocklington Trust
Dates  September – November 2012
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

Cumulative impact of housing and other benefit changes on people and council services
Sandwell Borough Council are producing a report on the likely impact of the Welfare Reform Act 2012, in respect to Housing Benefit and other benefit changes on people and council services in Sandwell. CCHPR provided expertise around welfare reform and implications for the local housing market.

Researchers  Anna Clarke
Funding       £1,825
Funder        Sandwell Borough Council
Contact       Anna Clarke
Dates         May – August 2012

Qualitative study on the impact of welfare reform on Riverside tenants
Riverside is undertaking a study aiming to gain a more detailed understanding of the impact of welfare reforms and wider economic change on Riverside households. CCHPR is providing consultancy input into the study, advising on study methodology, staff training and interpretation of results.

Researchers  Anna Clarke
Funding       Call off contract
Funder        Riverside
Contact       Anna Clarke
Dates         2011-2013
New Publications

Refereed Journal Articles


Books


Chapters in Books


Research Reports


Burgess G (2012) FirstStop Local Partner Value for Money Case Studies, Cambridge Centre for Housing and Planning Research


Burgess G (2012) FirstStop Warwickshire Value for Money Case Study, Cambridge Centre for Housing and Planning Research

Burgess G (2012) FirstStop Somerset West Care and Repair Value for Money Case Study, Cambridge Centre for Housing and Planning Research


Clarke A and Burgess G (2012) Mapping the Number of Extra Housing Units Needed for Young People, London: Centrepoint


Clarke A and Udagawa C (2012) Analysis of the Private Rented Sector in Richmond-upon-Thames and surrounding areas, London: Richmond Housing Partnership


Articles: Policy and Practice

Burgess G and Monk S (2012) Incorporating CIL, RICS Land Journal, Nov-Dec, 16-17

Book Reviews


Working Note


Conference/Seminar Papers 2012

Burgess G (April) Housing an Ageing Population: Housing Options and the Value of Information and Advice to Older People, HSA Conference, York


Baum S, Arthursom K, Townsley M and Burgess G (October) Anti Social Behaviour Perceptions and Neighbourhood Disadvantage in Australia, 11th Asia Pacific Sociological Association, Ateneo de Manila University

Clarke A (April) Social Housing and Worklessness, Housing Studies Association annual conference, York

Monk S (March): An update on policy and progress, RTPI seminar on CIL and S106, London

Monk S and Burgess G (June) The Role of the Planning System in Delivering Housing Choice for Older People, ENHR Conference, Lillehammer.

Monk S (October) Regulating the Private Rented Sector: Some Evidence from Europe, keynote speaker, National Landlords Association conference, Kenilworth


Monk S and Burgess G (2012) The Role of the Planning System in Delivering Housing Choice for Older People, ENHR Conference, Lillehammer, Norway
Sanderson P (September) *Implementing Flexible Regulation: Determinants for Success - Examining the Links Between Regulation and Outcomes*, BRDO, Business, Innovation and Skills, London

Sanderson P (September) *Directors’ Perceptions of the Legitimacy of the Use of the Comply-or-explain Principle in Corporate Governance Codes*, Chair of 4th Cambridge International Conference on Regulation and Governance, Queens College, Cambridge

Tang C and Whitehead C (March) *Is Regulation in the Private Rented Sector Always Undesirable?*, EHHR private rent seminar, University of Oxford


Udagawa C, Hodge, I and Reader, M (November) *Farm Level Costs of Agri-environment Measures: the Impact of Entry Level Stewardship on Cereal Farm Incomes*, Rural Business Research, University of Nottingham

Whitehead C (February) *The UK Housing Market: Will it Ever be the Same Again?*, ICEA, London


Whitehead C (March) *Solving the Housing Crisis: Towards a Sustainable Housing Strategy*, Ecobuild Debate


Whitehead C (August) *Comparative Studies of the Private Rented Sector in Europe*, City Future Research Centre, UNSW, Sydney


Whitehead C (November) *Housing Markets and Public Policy: What the Future Might Hold?*, Shelter Board Awayday
Whitehead C (December) *The Changing Role of Social Housing in the UK*, Ville et Logement Seminar, Science Po, Paris


Williams P (May) *End of an Era? Searching for a New Normal in the Housing Market*, BSA Conference, Manchester


Activities of Members of the Centre

Gemma Burgess
Member of the European Network for Housing Research and Housing Studies Association
Senior Member and Special Supervisor in Geography Newnham College, Cambridge
Lecturing and supervising, Departments of Geography and Land Economy, 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
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

Alan Holmans
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, Cambridge
Member of the European Network for Housing Research
Member of the Housing Studies Association
Expert panel member for GLA Planning Committee session on CIL, 13 September 2012

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

Connie Tang
Member of the Housing Studies Association
Member of the European Network for Housing Research
Chihiro Udagawa  
Member of the Housing Studies Association  
Member of the European Network for 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  
Honorary Associate of the Royal Institution of Chartered Surveyors  
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 and Housing Studies Association

Peter Williams  
Member of the Housing Studies Association and ENHR  
Member, Chartered Institute of Housing and Royal Geographical Society  
Editorial Board Member, Housing Studies and Welsh Housing Quarterly  
Chair, Housing Studies Charitable Trust  
Board Member, Thames Valley Housing Association, Property Code Compliance Board, National Housing Federation, One Savings Bank and Kent Reliance Provident Society  
Executive Director, Intermediary Mortgage Lenders Association  
Chairman, Acadametrics House Price Consultancy  
Supernumerary Fellow, Girton College, Cambridge
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 2012 they were:

Tony Crook       University of Sheffield
Gavin Smart      National Housing Federation
Susan Smith      University of Cambridge
Jackie Smith     Shelter
Josh Stott       Joseph Rowntree Foundation
Jim Ward         Savills
Judith Yates     University of Sydney

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
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

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Annual Report 2012