

Cambridge Centre
for Housing &
Planning Research

Annual Report 2013



UNIVERSITY OF
CAMBRIDGE

Contents

Welcome	1
Our Team	3
Associates and Departmental Colleagues	6
Collaborative Research	8
Research Projects	9
New Publications	18
Activities of Members of the Centre	23

Welcome to our 2013 Annual Report

From the outgoing Director, Peter Williams

This is my third and last report as Director. After my initial two year contract I agreed to do a third year but with the understanding that we needed to recruit a new Director who could oversee a good part of the next phase of the Centre's life, a phase I believe will be characterised, not by the contraction and gloom of UK housing research in general and CCHPR itself, but rather a period of further consolidation and growth. I am delighted Professor Michael Oxley is now CCHPR's third Director in some 23 years and that he will add some concluding comments to my Annual Report overview.

Over my three years we have restructured CCHPR so that it is better equipped to cope with the more uncertain funding world we now live in. With shorter contracts and less certainty, CCHPR staff have learnt to be more flexible in terms of workloads and this has paid off in terms of the spectrum of work we are undertaking. We have had to remain ever alert to funding possibilities, and our weekly assessment of new opportunities has been productive on many occasions. We were delighted to win one of the projects in the new JRF programme on poverty and housing, and this in turn allowed us to recruit Sam Morris as an Early Career Researcher. Sam comes with a valuable background in housing and market research and has already proved to be an excellent appointment. I am also pleased to note that it is now normal for Anna, Gemma and Michael (Jones) to lead on projects alongside Sarah and myself, and this spreading of roles is an important part of CCHPR maturing and developing and offering career progression.

Our hope is that with Michael (Oxley) and Sam now in post and with me remaining as a Departmental Fellow, we are firmly in expansion mode. We were disappointed not to capture some ESRC funding in late 2013 but the bidding experience was valuable and there is now an appetite to continue to bid for 'blue chip' funding of this sort. We see it as an essential next step alongside more exposure to European funding networks. CCHPR has such a strong reputation globally that we now need to exploit those networks more fully and Michael, with his long experience in this area, is well placed to help CCHPR develop in that direction.

In recent years CCHPR has built up a significant expertise around the impact of welfare reform on housing (projects for the NHF, DWP and JRF); it has strengthened its work on the development of the private rented market (projects for Oak, Shelter, Realdania and Homes for Scotland) and on the links between planning and housing, and not least through Section 106 which was selected by the University as an impact case study in its recent submission to the Research Excellence Framework. Alan Holmans has produced yet another milestone report on demographics and I was pleased that with the help of Sarah Monk, Neil McDonald, Christine Whitehead and myself, we have continued to make contributions in this area (projects for TCPA, RTPI, various local authorities).

Considering the relatively small number of staff in CCHPR and the absence of any core funding from either the Department of Land Economy or the University as a whole, CCHPR's impact on housing and planning research and policy remains considerable. This is testament to the quality of the staff and their hard work. We continue to attract requests for research assistance from individual organisations and we remain very open to this. Such projects can often help us develop new insights and new areas of work.

In many respects I am sad to step down as Director but I believe it is right to have a Director in place who can be in post for a sustained period and who can devote more time to staff and the Department. I believe we have made good progress despite the difficult

circumstances, and am now confident that CCHPR, with the huge experience and expertise it has available, is well placed to go forward. I will play my part in that, and my thanks to colleagues, the Department and funders for their support over the last three years.

From the incoming Director, Michael Oxley



My thanks are due to Peter Williams for leaving CCHPR in a strong position from which we can move forward. Indeed thanks are due to both my predecessors for the firm platform they have provided for the future development of CCHPR.

As the new Director I am excited about the opportunities and challenges in the years ahead. I am determined to utilise the vast range of expertise and experience to produce even more influential, high impact research. We will continue to deliver housing and planning research that informs policy and practice.

As we move forward, we will search for new opportunities to work with research partners nationally and internationally to continuously enhance our research profile and the scope and depth of our publications. I am particularly keen to build on the international experience of the CCHPR team and my own comparative work that links economics, housing and planning, to both broaden and deepen our research-based outputs.

CCHPR welcomes new invitations to carry out high quality bespoke research and to cooperate with others on research that will have major impacts on well-being, through better housing and planning policies.

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; development and management of CCHPR's Management Information System; system automation. He has recently completed an MSc in Professional Computing at the University of Staffordshire, where he was awarded a distinction. The final report was published on the IASME Consortium website.



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 is leading 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 a growing area of work around welfare reform. She has recently published work for the National Housing Federation on the impact of welfare reform for the housing association sector, and has also recently completed work on youth homelessness for Centrepoin. Her current projects include leading the CCHPR teams on an evaluation for the DWP of the housing benefit reforms affecting social tenants, and a review of the role of poverty in housing organisations' strategies for the Joseph Rowntree Foundation. Her research skills include qualitative research, focus groups, as well as survey research and statistical analysis.



Alan Holmans retired from his position as Research Fellow but remains a CCHPR consultant and researcher. He continues his interest in population and household projections and housing need and demand, housing wealth and housing supply statistics. He has again updated his estimates of future housing demand and need in the light of the 2011 Census and he is part of the consultations on the new 2012 based population and household projections. During the year he published a report for TCPA on new estimates of housing demand and need in England, 2011 to 2031.



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 research interests are distributional issues in housing allocations and financial issues in social housing. Recent projects include research in support of a Housing Strategy for the States of Jersey and analysis of housing plans and future provisions for East 7, a group of housing associations with stock in the East of England.



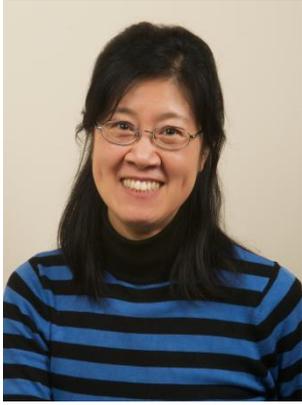
Sarah Monk is Deputy Director of the Centre and Principal Research Associate in the Department of Land Economy. Recent projects include: research into the use of the private rented sector in homelessness prevention for the Oak Foundation; an evaluation of the Jersey Housing Gateway as an assessment and allocation system for accessing social housing in the States of Jersey; and an exploration of the feasibility of developing a local area management planning tool to inform social housing management at neighbourhood level for the Orbit Group. In addition she has contributed to the DWP project on the impacts of welfare reforms, and to the follow-up Realdania project on the private rented sector in Denmark, England, the Netherlands and Germany that looks in greater detail at private renting as an investment. She is also working with Sam Morris exploring private landlords' attitudes to maintaining and upgrading rental property for Shelter.



Sam Morris joined CCHPR in September 2013 as an Early Career Researcher, a post funded by the Joseph Rowntree Foundation for the work on poverty and housing strategies. He has several years' experience in both quantitative and qualitative housing research, having worked for Fordham Research from 2007 to 2011, primarily on studies of local housing markets. He subsequently worked in market research from 2011 to 2013, gaining valuable practical knowledge of questionnaire design and research project management. His academic background is in Geography, having completed a first degree at St. Anne's College Oxford, and an MA at King's College London, including a dissertation focusing on housing issues facing the Roma in Bulgaria.



Paul Sanderson is Research Programme Manager with general finance management responsibilities within the Centre. Since gaining his PhD from the Judge Business School he has focused on researching regulation and corporate governance, carrying out work for various clients including BIS, the TSA and the Local Better Regulation Office. Paul chairs the Cambridge International Conference on Regulation and Governance, is an associate at the Centre for Business Research at Cambridge and Senior Lecturer at Anglia Ruskin University where he leads 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. Her research focuses on housing markets and related welfare policies in both eastern and western developed countries; in CCHPR her research covers a wide range of projects relating to affordable housing in the UK and housing associations in England. She has considerable experience working on large secondary datasets. She has been involved in a number of projects sponsored by a range of organisations including Shelter, the Oak Foundation, the Joseph Rowntree Foundation, the Department for Work and Pensions, and the Town and Country Planning Association. She is currently working on the Realdania project on the nature of investment in private renting in Denmark, England, Germany and the Netherlands.



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.



Peter Williams stood down as Director at the end of 2013 after his planned three years in post and is now a Departmental Fellow working on a number of Centre projects related to welfare reform. His main areas of expertise are in housing policy, finance and markets. He is currently on the Boards of the National Housing Federation, the National House Building Council and Thames Valley Housing Association. He was previously a Board Member of One Savings Bank, the Housing Corporation and Chairman of the National Housing and Planning Advice Unit; he was also Professor of Housing at Cardiff University and Deputy Director General of the Council of Mortgage Lenders. He continues in his part-time role as Executive Director of the Intermediary Mortgage Lenders Association.

Associates and Departmental Colleagues

Kate Barker CBE is a Visiting Fellow in the Department of Land Economy. She is a Senior Advisor 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 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 focused 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 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 is a Visiting Fellow in CCHPR.

Andrew Heywood, formerly Deputy Head of Policy at the Council for Mortgage Lenders, has continued to work with us on low cost home ownership and affordable housing for a range of funders. 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 is a Visiting Fellow in CCHPR.

Professor Tsuyoshi Kurokawa was welcomed as a Visiting Fellow in the Centre between July 2012 and June 2013. He joined us from the Japanese Ministry of Land, Infrastructure, Transport and Tourism. Since 2010, he has also been Professor of Urban Policy Program at the National Graduate Institute for Policy Studies in Japan. He worked on a house price index for Japan under the supervision of Peter Williams.

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 '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.

Neil McDonald, formerly Head of Housing Policy at the Department for Communities and Local Government (DCLG) and Chief Executive on the National Housing and Planning Advisory Unit, has been exploring the evidence base for local housing market assessments and is involved in a major new website service for assessing local housing requirements (see <http://www.howmanyhomes.org/>) that has already been used by several local authorities. Neil is 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 worked with us on the Economic Analysis of the Wisbech travel to work area, co-funded by the University of Cambridge. 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 in four European countries and has edited books about international experience of private renting, mortgage finance and social housing.

Christine Whitehead was the founding Director of CCHPR from 1990 until the end of 2010. She is currently a Senior Departmental Fellow in Land Economy and Professor in Housing Economics at the London School of Economics. Her research interests are mainly in housing and urban economics, finance and policy. During the year she continued to lead on comparative research into the private rented sector in Europe, on social housing, mortgage markets, household projections and housing requirements. She was an advisor to the House of Commons Select Committee on Communities and Local Government on the private rented sector, and currently to the Work and Pensions Committee on support for housing costs under the new welfare regime. She is co-chair of the ENHR working group on housing finance.

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.

Collaborative Research

In 2013 we collaborated with the following organisations on research projects:

- Ipsos MORI – 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 for Work and Pensions. Given our linked interests and skills, we hope to build this into a long term research relationship
- The London School of Economics – on the comparative project on the private rented sector in Europe for Realdania, a Danish organisation
- The 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
- The Universities of York, Bournemouth and Worcester, with whom we are working on a project funded by the National Institute of Health Research on the needs of people with sight loss and dementia in different housing settings. The Housing and Dementia Research Consortium and Thomas Pocklington Trust are also involved in the research.

Research Projects

Evaluating the FirstStop advice and information initiative

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 by the Department for Communities and Local Government (DCLG). 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.

Researchers	Gemma Burgess, Daniel Banks, Christine Whitehead
Funder	Elderly Accommodation Counsel
Contact	Gemma Burgess
Dates	November 2009 – ongoing

Evaluation of Removal of the Spare Room Subsidy and Household Benefit Cap

CCHPR, together with Ipsos MORI, has been commissioned by the DWP to evaluate housing benefit changes in the social rented sector. The 'removal of the spare room subsidy' involved introducing size criteria for the social rented sector in April 2013 in order to reduce housing benefit for working age tenants deemed to have spare bedrooms. This was part of a range of welfare reform measures, including the household benefit cap, to reduce expenditure and improve work incentives. Social tenants of working age who under-occupy will lose either 14% or 25% of their eligible housing benefit, depending on whether they have one or two or more spare rooms. The evaluation seeks to understand the impact of the size criteria on claimants, landlords and other stakeholders and to explore how households respond to the reduction in their benefits.

Researchers	Anna Clarke, Sarah Monk, Peter Williams, Christine Whitehead
Funder	Department for Work and Pensions
Contact	Anna Clarke
Dates	July 2012 – March 2015

Realdania II: Understanding the role of private renting: a four country case study

The objective of this project is better to understand the incentives and constraints around private rental provision across different institutional, economic and policy frameworks, and to clarify the factors that might help generate investment in private renting and develop an efficient and flexible sector to meet household requirements. The four countries studied are England, Denmark, Germany and the Netherlands.

Researchers	Sarah Monk, Connie Tang, Christine Whitehead, with Kathleen Scanlon LSE London, and country experts
Funder	Realdania, Denmark
Contact	Sarah Monk
Dates	January 2013 – June 2014

Poverty-focused review of housing organisations' strategic and business plans

This project has been commissioned by the Joseph Rowntree Foundation to carry out a poverty-focused review of housing organisations' strategic and business plans. With input from Savills, this project will explore where poverty fits within the strategies, policies and business plans of local authorities, housing associations and private landlords. It will involve

detailed analysis of business plans, housing and organisational strategies, annual reports, tenancy strategies, allocations and lettings policies, and other relevant strategies. It will also assess the implementation of strategies, policies and business plans, with a view to assessing how far practice converges with, or diverges from, strategy. It will cover different housing market areas in order to assess how far housing market type is a factor affecting an organisation's or individual's approach to addressing poverty within their strategic and operational functions. CCHPR is working in conjunction with a Savills team led by Mervyn Jones.

Researchers	Anna Clarke, Sam Morris, Peter Williams, Connie Tang, Chihiro Udagawa
Funder	Joseph Rowntree Foundation
Contact	Anna Clarke
Dates	June 2013 – December 2014

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.

Researchers	Michael Jones, Christine Whitehead, Sarah Monk, Connie Tang
Funder	States of Jersey
Contact	Michael Jones
Dates	November 2012 – March 2014

Research into the future of the social rented sector

This project was 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 debates with ministers and other opinion formers. Phase 1, which ran during November and December 2012, provided a scene setting analysis of the current situation and trends in each of the 47 local housing authorities in the region while Phase 2, from mid January to April 2013, explored the implications of a range of possible scenarios for the future.

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

Economic analysis of the Wisbech travel to work area

The University of Cambridge was commissioned to undertake an economic analysis of the Wisbech travel to work area in order to help address the current and future challenges facing Wisbech and to maximise the opportunities available to the town and its surrounding area, as set out in the Wisbech 2020 Vision. The aim of the research was to analyse the current economic profile of Wisbech travel to work area (TTWA), the sectors of the local economy most likely to have potential for future employment growth and higher productivity levels under different macro-economic scenarios and to make recommendations on ways to support a high value-added growth strategy.

Researchers Gemma Burgess, Sarah Monk, Nicky Morrison, Chihiro Udagawa
Funder Cambridgeshire County Council, Fenland District Council, University
of Cambridge PVC Office of Public Engagement
Contact Gemma Burgess
Dates April – December 2013

International review of land supply and planning systems

The JRF Housing Market Taskforce identified land supply as a key reason contributing to housing market volatility and problems of housing affordability in the UK. This desk based research assessed which policy approaches to land supply and land markets were most likely to work in the English context. Eleven case studies were selected from Europe, the USA and Australia/NZ to explore mechanisms for bringing forward land for housing development. Country experts acted as advisors to the research. The outputs include a report and JRF 'Findings' plus a series of briefings and blogs by way of dissemination across the UK.

Researchers Sarah Monk, Christine Whitehead, Connie Tang, Gemma Burgess
Funder Joseph Rowntree Foundation
Contact Sarah Monk
Dates May 2012 – April 2013

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 potential impact of charging different CIL rates, as compared to S106 contributions, on the economic viability of development.

Researchers Gemma Burgess, Sarah Monk
Funder Higher Education Fund for England
Contact Gemma Burgess
Dates November 2011 – November 2013

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, Connie Tang
Funder Oak Foundation
Contact Sarah Monk
Dates December 2012 – February 2013

The new Household Projections and their implications for Cheltenham, Gloucester and Tewkesbury

Advice on the implications of the DCLG's 2011 based household projections (published April 2013) including extending those projections to 2031; discussion of whether some return towards previous trends in household formation rates is likely; how the projected increase in the working age population compares with estimates of the economic growth of the area; and a review of previously modelled economic scenarios.

Researchers Neil McDonald, Christine Whitehead, Alan Holmans, Chihiro Udagawa
Funder Cheltenham, Gloucester and Tewkesbury Joint Core Strategy Team
Contact Neil McDonald
Dates April – May 2013

Assessing the Housing Requirements of North Northamptonshire

This report discussed the implications of the 2011 Census and DCLG's 2011 based interim household projections for North Northamptonshire. The assumptions made in the ONS's 2011 based Sub-national Population Projections for internal migration into and out of the North Northamptonshire authorities were reviewed and anomalies identified in the projections for Corby. Scenarios were then constructed and modelled which assumed both a partial return to previous trends in household formation rates and an adjustment to the internal migration flows into Corby.

Researchers Neil McDonald, Christine Whitehead, Chihiro Udagawa
Funder North Northamptonshire Joint Planning Unit
Contact Neil McDonald
Dates November – December 2013

Independent Peer Review of Household Formation Rates

Advice on the assumptions which might be made on future changes in average household size and household formation rates in preparing the Cheltenham, Gloucester and Tewkesbury Joint Core Strategy. The project looked at evidence from the 2011 Census on how household formation rates had changed between 2001 and 2011, both for England as a whole and for individual local authorities. This included data suggesting that in 2011 there were significantly fewer single person households than suggested by previous projections and that more young adults were living with parents or in shared accommodation. The likelihood of the departure from previous trends evident from the 2011 Census continuing was discussed and it was concluded that some return towards previous trends was likely.

Researchers Neil McDonald, Christine Whitehead, Alan Holmans
Funder Cheltenham Borough Council
Contact Neil McDonald
Dates December 2012 – January 2013

The new Household Projections and their implications for West Northamptonshire

This report discussed the implications of the 2011 Census and DCLG's 2011 based interim household projections for West Northamptonshire. It described two scenarios in which there might be a partial return to previous trends in household formation rates, estimating the increase in the number of households in the area in each scenario.

Researchers Neil McDonald, Christine Whitehead, Chihiro Udagawa
Funder West Northamptonshire Joint Planning Unit
Contact Neil McDonald
Dates May – June 2013

Evaluation of new lighting intervention schemes being undertaken by benevolent trusts

The Pocklington Trust commissioned CCHPR to undertake an evaluation of lighting interventions on quality of life, and specifically on its impact on reduction of falls amongst recipients.

Researcher Anna Clarke
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 will lead the element of the study that looks at the costs of care in different settings.

Researcher Anna Clarke
Funder National Institute for Health Research
Contact Anna Clarke
Dates July 2012 – March 2014

Housing demand and need in England, 2011 to 2031

This project used the most recent official household projections to estimate future housing requirements in terms of market demand and need for social housing. It was funded by the TCPA who have long taken an interest in publishing and disseminating these estimates to their members and more widely. The work involves using the English Housing Survey to divide the household projections into the two main tenures according to household age and type.

Researchers Alan Holmans, Sarah Monk, Christine Whitehead
Funder Town & Country Planning Association
Contact Sarah Monk
Dates April – September 2013

Reselling Shared Ownership properties after improvements

Previous research identified some issues arising when a shared ownership property is sold, having previously been the subject of improvement work by the shared owner. This research aims to identify current approaches to valuing improvements by different HAs, to assess the practical implications for all parties to the sales transaction including external agencies such as lenders, to develop definitions of “improvements” and “maintenance” that minimise potential confusion, to examine how prevailing practices can be improved, and to explore the possibility for a common approach that would promote simplicity and transparency.

Researchers Anna Clarke, Andrew Heywood
Funder Thames Valley Housing Association
Contact Anna Clarke
Dates March – November 2013

Evaluation of services for people with sight loss: Early Support in Essex

The Pocklington Trust has 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, Sam Morris
Funder The Thomas Pocklington Trust
Contact Anna Clarke
Dates November 2011 – June 2014

Managing hearing loss in vulnerable groups of the Cambridgeshire D/deaf communities

This study is the second of two pieces of research aiming to explore the use of different services in Cambridgeshire by people who are D/deaf. The first phase of the research identified several gaps in research about particular groups. The second phase of the research therefore concentrated on these three issues: rural isolation amongst people with hearing loss, older people in care homes, and advocacy services. This second report presents the findings of research into how these vulnerable groups are supported to manage their hearing loss in Cambridgeshire.

Researchers Gemma Burgess, Sarah Monk
Funder Cambridge D/deaf partnership
Contact Gemma Burgess
Dates March – July 2013

Review of Affordable Housing Gateway in Jersey

The States of Jersey commissioned CCHPR to undertake a full and independent review to ensure that the new Affordable Housing Gateway, launched in January 2012, is supported appropriately in respect of policy, process and procedures; that it is appropriately resourced (both staff and IT); and that it is as efficient as it can be, and is fit for purpose. The work uses a 'lean methodology' that combines data analysis with interviews with staff and clients, and comparison with best practice in the UK.

Researchers Sarah Monk, Anna Clarke
Funder States of Jersey
Contact Sarah Monk
Dates April – June 2013

Welfare Reform Impact Assessment Phase 2

The National Housing Federation has commissioned Ipsos MORI and CCHPR to assess how welfare reform impacts across the housing association sector in England. This is the second phase of the project.

Researchers	Peter Williams, Anna Clarke, Christine Whitehead
Funder	National Housing Federation
Contact	Anna Clarke
Dates	2013 – 2015

Scoping study on service use of the Cambridgeshire D/deaf communities

The purpose of the research was 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 were 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, Gemma Burgess
Funder	Cambridge D/deaf partnership
Contact	Sarah Monk
Dates	October 2012 – March 2013

Mechanisms to increase housing supply in England

CCHPR recently completed an international review of land supply and planning systems, published by the Joseph Rowntree Foundation, March 2013. The review identified measures taken successfully in other countries to bring land forward for housing. However, it showed that in England many of these mechanisms are already available or in place in some form. The key issue is therefore why are they not used more widely or more effectively? This new research, funded by the RICS, builds on this review to identify the relevant comparable instruments in England, and what the barriers and constraints are on using these mechanisms more successfully.

Researcher	Gemma Burgess
Funder	RICS
Contact	Gemma Burgess
Dates	November 2013 – May 2014

Lincolnshire Home Improvement Agency Value for Money Assessment of the Housing Options Service

This report analysed the potential savings to the public purse of the Lincolnshire Home Improvement Agency (LHIA) housing options advice service. The methodology builds on research conducted for the large scale evaluation of the national FirstStop service conducted by the University of Cambridge.

Researcher	Gemma Burgess
Funder	Lincolnshire Home Improvement Agency
Contact	Gemma Burgess
Dates	March – May 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.

Researcher Gemma Burgess
Funder Cambridge Housing Group
Contact Gemma Burgess
Dates November 2012 – September 2013

The Potential Implications of New Population and Household Projections for Cheltenham, Gloucester and Tewkesbury

This report considered the potential implication for the housing requirements of Cheltenham, Gloucester and Tewkesbury of the new DCLG household projections expected in the autumn of 2014. Starting from the ONS 2012 based population projections for England (published in November 2013), the report reviewed the factors which may be different in the forthcoming DCLG projections, compared with the existing 2011 based interim projections, and discussed the implications of those potential changes for the area's draft Joint Core Strategy.

Researchers Neil McDonald, Christine Whitehead
Funder Cheltenham, Gloucester and Tewkesbury Joint Core Strategy Team
Contact Neil McDonald
Dates November – December 2013

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.

Researcher Anna Clarke
Funder Riverside
Contact Anna Clarke
Dates 2011 – 2014

Welfare Reform Impact Assessment on housing associations and their tenants

The National Housing Federation has commissioned Ipsos MORI and CCHPR to undertake a major study of the impact of welfare reforms on housing associations and their tenants. The work has been undertaken over a two year period using a range of qualitative and quantitative research methods. CCHPR's work focuses on the associations while Ipsos MORI has conducted surveys of tenants.

Researchers Peter Williams, Anna Clark, Christine Whitehead
Funder National Housing Federation via Ipsos MORI
Contact Peter Williams
Dates July 2012 – March 2015

Housing Costs, Affordability and Rent Setting

Affinity Sutton has commissioned this work from CCHPR to update and build on the definitions of affordability discussed in previous work on *Market-pegged social rents and local income distributions* to determine rent levels that may be deemed affordable according to local incomes and/or earnings, taking account of the impact of geography, household size/composition and the current changes in welfare benefits.

Researchers	Chihiro Udagawa, Christine Whitehead
Funder	Affinity Sutton Housing Group
Contact	Christine Whitehead
Dates	September 2013 – March 2014

Building the rented sector in Scotland

Homes for Scotland has commissioned CCHPR with the London School of Economics to examine the barriers to investment in rental housing in Scotland and the potential for bringing in additional finance, particularly from institutional investors, to meet growing demands for both affordable and market housing.

Researchers	Peter Williams, Chihiro Udagawa, Christine Whitehead
Funder	Homes for Scotland
Contact	Peter Williams
Dates	July – November 2013

New Publications

Refereed Journal Articles

Austin P, Gurrán N and Whitehead C (2013) Planning and affordable housing in Australia, New Zealand and England: common culture; different mechanisms, *Journal of Housing and the Built Environment* DOI 10.1007/s10901-013-9356-3

Burgess G (2013) A Hidden History: Women's Activism in Ethiopia. *Journal of International Women's Studies*, 14(3), 96-107. Available at: <http://vc.bridgew.edu/jiws/vol14/iss3/7>

Burgess G and Morrison N (2013) Inclusionary housing policy in England: the impact of the downturn on the delivery of affordable housing through Section 106. For special edition of the *Journal of Housing and the Built Environment*, Online First

Cho Y and Whitehead C (2013) The immobility of social tenants: is it true? Does it matter? *Journal of Housing and the Built Environment* DOI 10.1007/s10901-012-9331-4

Priemus H and Whitehead C (2013) Interactions between the financial crisis and national housing markets, *Journal of Housing and the Built Environment*, online. ISSN 1566-4910

Sanderson P, Seidl D and Roberts J (2013) Taking soft regulation seriously? Managers' perceptions of the legitimacy of corporate governance codes and 'comply-or-explain' in the UK and Germany, *Regulation & Governance* (accepted, under revision)

Seidl D, Sanderson P and Roberts J (2013) Applying the 'comply-or-explain' principle: discursive legitimacy tactics with regard to codes of corporate governance: *Journal of Management & Governance*, 17 (3) DOI 10.1007/s10997-011-9209-y

Stephens M and Whitehead C (2013) Rental housing policy in England: post crisis adjustment or long term trend? *Journal of Housing and the Built Environment*, online. ISSN 1566-4910

Udagawa C, Hodge I and Reader M (accepted, forthcoming) Farm Level Costs of Agri-environment Measures: The Impact of Entry Level Stewardship on Cereal Farm Incomes. *Journal of Agricultural Economics* DOI: 10.1111/1477-9552.12043

Chapters in Books

Whitehead C (2012) Developments in the role of social housing, chapter 11 in eds Jones C, White M and Dunse N *Challenges of the Housing Economy*, Wiley Blackwell, Oxford 2012

Whitehead C (2013) L'évolution du rôle du logement social au Royaume-Uni, chapter 1 of *Ville et Logement*, eds S Le Bayon, S Levasseur et Christine Riffart, OFCE, Paris 2013

Research Reports

Burgess G (2013) *Analysis of FirstStop Local Partner Client Case Studies - Did Clients Benefit Long Term from the Housing Options Support they Received?* Cambridge Centre for Housing and Planning Research

Burgess G (2013) *Analysis of the Potential Value for Money to the Public Purse of the Lincolnshire Home Improvement Agency Housing Options Advice Service*, Cambridge Centre for Housing and Planning Research

Burgess G (2013) *Building Social Capital through Community Timebanking: An Evaluation of the Cambridgeshire Timebanking Project*, Cambridge Centre for Housing and Planning Research

Burgess G and Monk S (2013) *Managing Hearing Loss in Vulnerable Groups of the Cambridgeshire D/deaf Communities*, Cambridge Centre for Housing and Planning Research

Burgess G and Monk S (2013) *Scoping Study on Service Use of the Cambridgeshire D/deaf Communities*, Cambridge Centre for Housing and Planning Research

Burgess G, Crook T and Monk S (2013) *The Changing Delivery of Planning Gain through Section 106 and the Community Infrastructure Levy*, Cambridge Centre for Housing and Planning Research

Burgess G, Monk S and Williams P (2013) *Equity Release Amongst Older Homeowners*, Cambridge Centre for Housing and Planning Research

CCHPR and Ipsos MORI (2013) *Impact of Welfare Reform on Housing Associations – 2012 Baseline Report*, National Housing Federation

Clarke A and Burgess G (2013) *Mapping the Number of Extra Housing Units Needed for Young People*, Centrepont

Clarke A and Heywood A (2013) *Reselling Shared Ownership Properties after Improvements*, Thames Valley Housing Association

Gibb K, Scanlon K, Williams P and Whitehead C (2013) *Building the Rented Sector in Scotland*, Homes for Scotland, Edinburgh

Gray P, Keenan M, McAnulty U, Clarke A, Monk S and Tang C (2013) *Research to Inform a Fundamental Review of Social Housing Allocations Policy*, Department for Social Development, Northern Ireland Government

Holmans A (2013) *New Estimates of Housing Demand and Need in England, 2011 to 2013*, Town & Country Planning Association, Tomorrow Series, Paper 16, London

Jones M, Williams P, Whitehead C and Tang C (2013) *Social Housing in the East: Challenges for the Region and Implications for the UK*, East 7

Monk S, Whitehead C, Tang C and Burgess G (2013) *International Review of Land Supply and Planning Systems*, Joseph Rowntree Foundation, York

Smith S, Whitehead C and Williams P (2013) *A Role for Equity Finance in UK Housing Markets*, Joseph Rowntree Foundation, York

Travers T and Whitehead C (2013) *Creating the Conditions for Growth*, Berkeley Group, London

Whitehead C (2013) *Regulation and the Private Rented Sector*, PRS Update Spring/Summer, Young Group

Williams P and Wilcox S (2013) *Building an Effective Safety Net for Home Owners and the Housing Market*, JRF Findings and Main Report; <http://www.jrf.org.uk/sites/files/jrf/housing-market-safety-nets-summary.pdf> and <http://www.jrf.org.uk/sites/files/jrf/housing-market-safety-nets-full.pdf>

Williams P, Clarke A and Whitehead C (2013) *Intended and Unintended Consequences? A Case Study Survey of Housing Associations and Welfare Reforms*, National Housing Federation

Williams P, Smith S and Whitehead C (2013) *A Role for Equity Finance in UK Housing Markets*, JRF Findings and Main Report; <http://www.jrf.org.uk/sites/files/jrf/equity-finance-housing-markets-summary.pdf> and <http://www.jrf.org.uk/sites/files/jrf/equity-finance-housing-markets-full.pdf>

Articles: Policy and Practice

Clarke A (2013) Share and share alike *Inside Housing*, 17 May 2013
www.insidehousing.co.uk/home/blogs/share-and-share-alike/6526978.article

Williams P (2013) Housing finance and the housing market; lessons from the UK? *Housing Finance International*, Winter 2013
<http://www.cchpr.landecon.cam.ac.uk/Downloads/Lessons%20from%20UK%20Winter%202013.pdf>

Working note

Sanderson P, Seidl D and Roberts J (2013) *The Limits of Flexible Regulation: Managers' perceptions of corporate governance codes and 'comply-or-explain'*, University of Cambridge Centre for Business Research, WP No. 439

Conference/Seminar Papers 2013

Burgess G 'Housing options in older age: using housing wealth', AAG, LA, April

Burgess G and Morrison N 'Making informed decisions on housing options: the value of information and advice for older people', ENHR Conference, Tarragona, June

Burgess G 'Delivering affordable housing through the economic downturn in the UK', APNHR Conference, Kuala Lumpur, August

Clarke A 'How are housing benefit reductions for social tenants affecting landlords?' Housing Studies Association Annual Conference, York, April

Clarke A 'The impact of welfare reform on the relationships between landlords, tenants and the welfare state in England', European Network of Housing Researchers Annual Conference, Tarragona, June

Holmans A and Whitehead C 'Housing demand and need in England, 2011 to 2031', TCPA, London, September

McDonald N and Whitehead C 'Household projections for the Cheltenham, Gloucester and Tewkesbury Joint Core Strategy', Cheltenham, June

Monk S, Whitehead C, Tang C and Burgess G 'International review of land supply and planning systems', Edinburgh, April, and NHF Conference, Coventry, July

Sanderson P 'Taking soft regulation seriously? Comparing managers' perceptions of the legitimacy of corporate governance codes and 'comply-or-explain' in the UK and Germany', Current challenges in corporate governance: between regulatory compliance and shareholder activism. University of Bedfordshire School of Law, Putteridge Bury, June

Sanderson P 'Lessons for European financial markets regulation from complying with flexible regulation: managers' perceptions of corporate governance codes and 'comply-or-explain?' Workshop: Re-thinking the Foundations of European Market Regulation and Enforcement, University of Utrecht, April

Sanderson P 'To preserve flexible regulation - or not? Evidence from managers' perceptions of corporate governance codes and 'comply-or-explain'. Guest speaker: Institute of Chartered Accountants in England & Wales, London, February

Whitehead C 'Financing new social and affordable housing: lessons from English experience?' Australasian Housing Researchers' Conference, Fremantle, February

Whitehead C 'Policy change in social housing under the Coalition', Australasian Housing Researchers' Conference, Housing the Needs of Diverse Populations, Fremantle, February

Whitehead C 'Housing finance in Europe in times of crisis', Swedish Institute for European Policy Studies, Stockholm, April

Whitehead C 'A role for equity finance in UK housing markets?' Based on research for JRF by Susan Smith, Peter Williams and Christine Whitehead, Edinburgh, April

Whitehead C 'Drivers and opportunities, land and policies for social and affordable housing in Europe', Politecnico de Milan, May

Whitehead C 'The changing landscape for affordable rent and social housing', Westminster Social Policy Forum, London, June

Whitehead C 'Public-private partnerships for affordable housing', ENHR International Conference, Overcoming the crisis – integrating the urban environment, Tarragona, June

Whitehead C 'Setting the scene – evidence of changing household behaviour?' HEIF event: the new population and household projections: implications for London, LSE, London, July

Whitehead C 'Insights into EU countries: the UK, no space for families', Inclusion and Housing Expert Meeting, Berlin, August

Whitehead C 'Can housing help drive the economic recovery? Housing and the economy – the crisis and beyond', International Centre for Housing and Urban Economics, University of Reading, September

Whitehead C 'The use of guarantees and equity loans in the UK housing system', EMF/ENHR Housing Finance Seminar, Brussels, September

Whitehead C 'We need to talk about housing', The Pelling Seminar Cavendish Conference Centre, London, October

Whitehead C 'Tackling the crisis in housing provision', British Irish Council Ministerial Meeting, London, October

Whitehead C and Williams P 'Social housing in the East: challenges for the region and implications for the UK', Report Launch, Portcullis House and Hertford Castle, June

Williams P 'New futures in a challenging environment; housing and housing associations in a low growth UK economy', Circle 33, Anglo Dutch event, May

Williams P 'The future of housing finance – lessons from the UK?' International Union of Housing Finance, Vienna Congress, June

Williams P 'The nature of tenure change; transformation or a blip?' CML 10th Annual Buy to Let and Private Rented Sector Conference, June

Williams P 'Homes fit for the 22nd Century – the wider view', NHF Asset Management and Maintenance Conference, July

Williams P 'Social and affordable housing: challenges for the region and implications for the UK', BPHA Annual Stakeholder meeting, Cambourne, July

Williams P 'Risk sharing and shared equity products in the market', CML Mortgage Industry Innovation Conference, September

Williams P 'The outlook for new homes funding schemes', British New Homes Mortgage Senate, September

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, 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
Member of the Cambridge University Ecohouse Research Cluster
AHURI Peer Review Panel
APNHR 2013 Scientific Committee

Anna Clarke

Member of the European Network for Housing Research
Housing Studies Association committee member

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

Appointed Chair designate of the Shadow Board of Andium Homes, a housing company established by the States of Jersey for the transfer of the States' housing stock.

Sarah Monk

Referee, Environment and Planning A, Housing Studies, International Journal of Housing Policy, Urban Studies
Senior Member and Director of Studies in Land Economy, Wolfson College
Member of the European Network for Housing Research
Member of the Housing Studies Association

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

Peter Williams

Supernumerary Fellow, Girton College, Cambridge
Member of the Housing Studies Association, Royal Geographical Society, Chartered Institute of Housing and the European Network for Housing Research
Chair, Housing Studies Charitable Trust
Editorial Board Member, Housing Studies
Editorial Board Member, Welsh Housing Quarterly
ESRC, AHURI and ARC Peer Review Panels
Peer Reviewer, Town Planning Review, Housing Studies