

Cambridge Centre
for Housing &
Planning Research

Looking into Cambridge's future

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CCHPR

- The Cambridge Centre for Housing and Planning Research (CCHPR).
- Research centre, Department of Land Economy at the University of Cambridge.
- Over 29 years' experience of research and policy evaluation and analysis.

CCHPR

- Our research is dedicated to understanding and tackling social and spatial inequalities.
- Housing and planning sit at the heart of many wider social issues.
- Our purpose is to carry out research that is relevant for policy and practice, and to provide an evidence base for making positive change with a view to reducing inequality, improving housing conditions and improving housing affordability.

CCHPR research

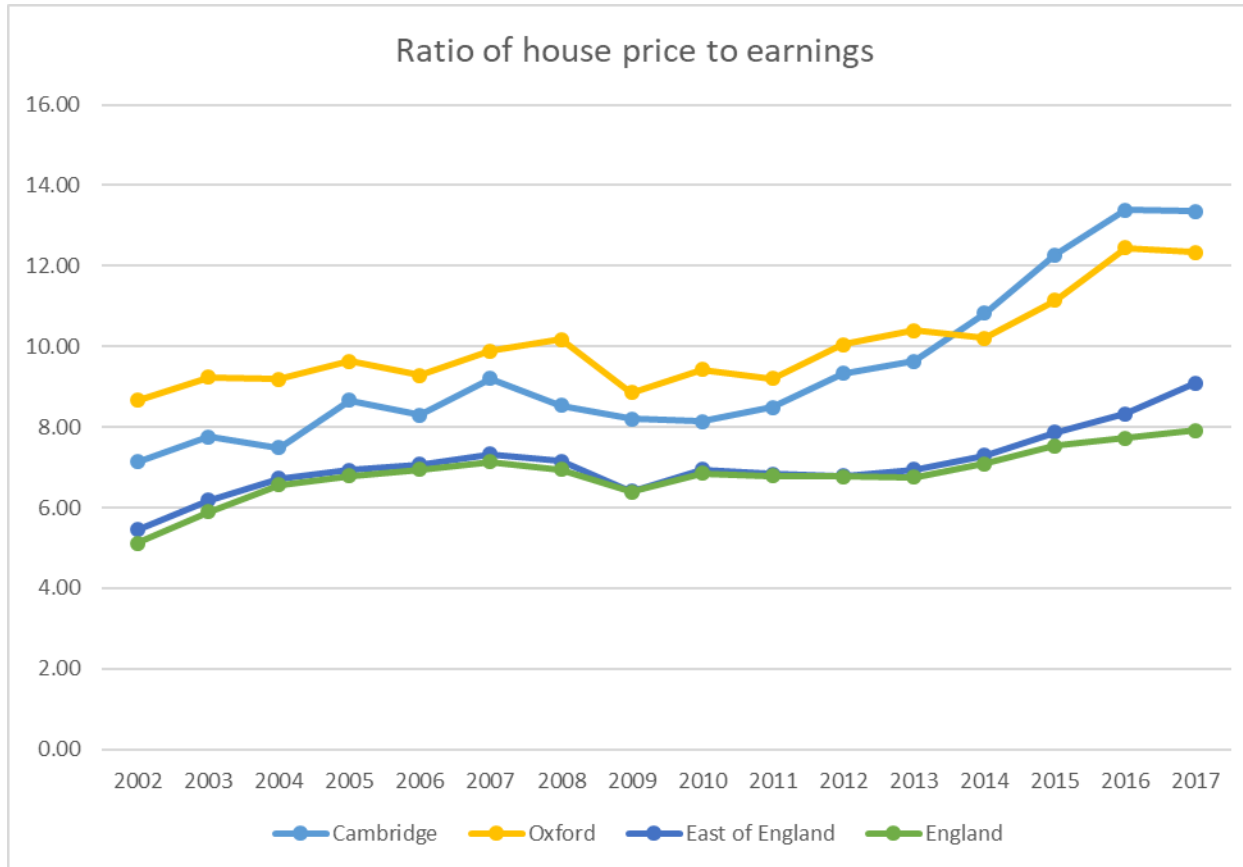
Our research falls into four areas of focus:

1. Housing need, supply and affordability: planning obligations, the planning system, land supply, house building, MMC/OSM, the digital agenda, affordability
2. Housing for older people: existing stock, moves in older age, new models, co-living
3. Housing tenure and alternative housing models: PRS, co-living, shared housing
4. Communities: equality, engagement and improving outcomes

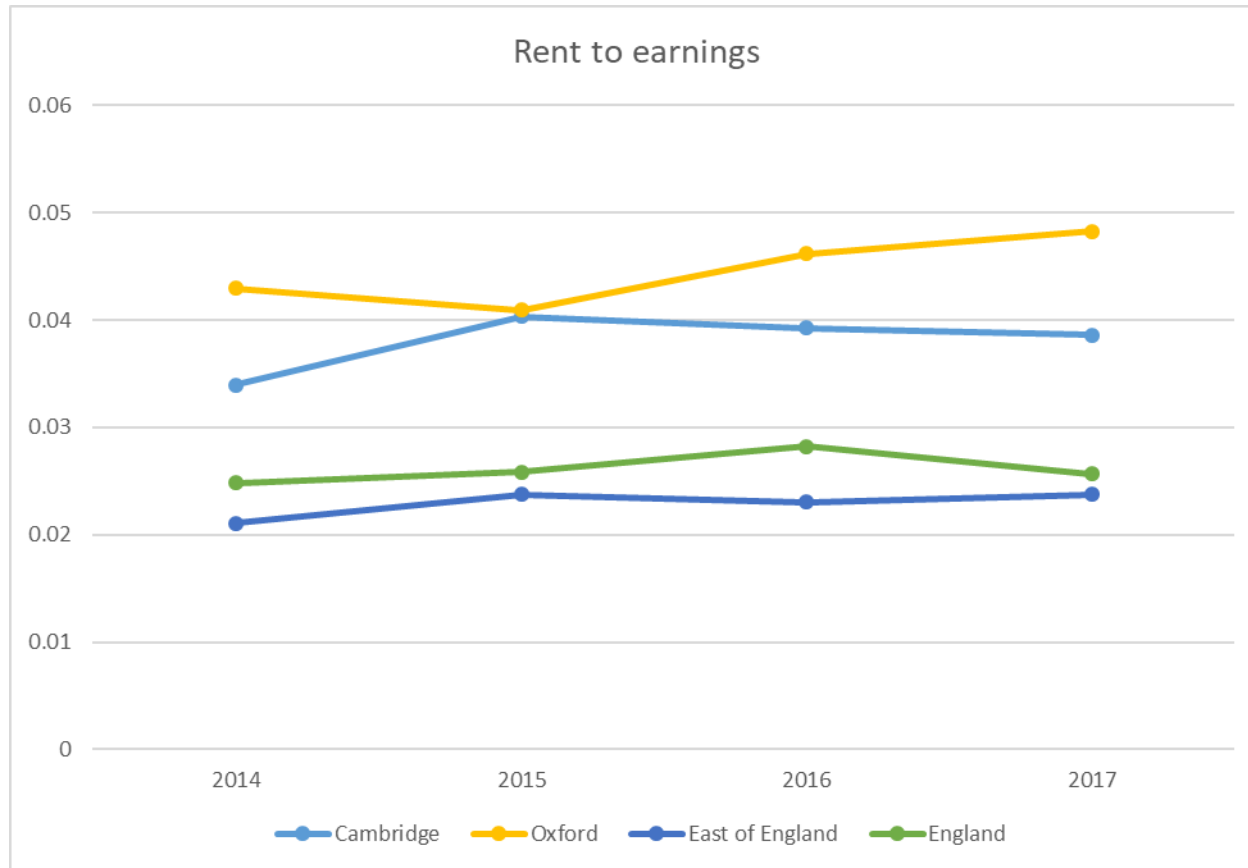
Local context - victims of success

- Growth areas – demand
- Cambridge is currently recording the highest growth in Gross Value Added (GVA) of any city in the UK
- High house prices and rents (13 = ratio of house prices to earnings in Cambridge)
- Shortage of land for development
- Competitive market for sites
- Underinvestment in infrastructure
- Green belt and opposition to development
- Areas of low development densities
- Congestion and distance commuting

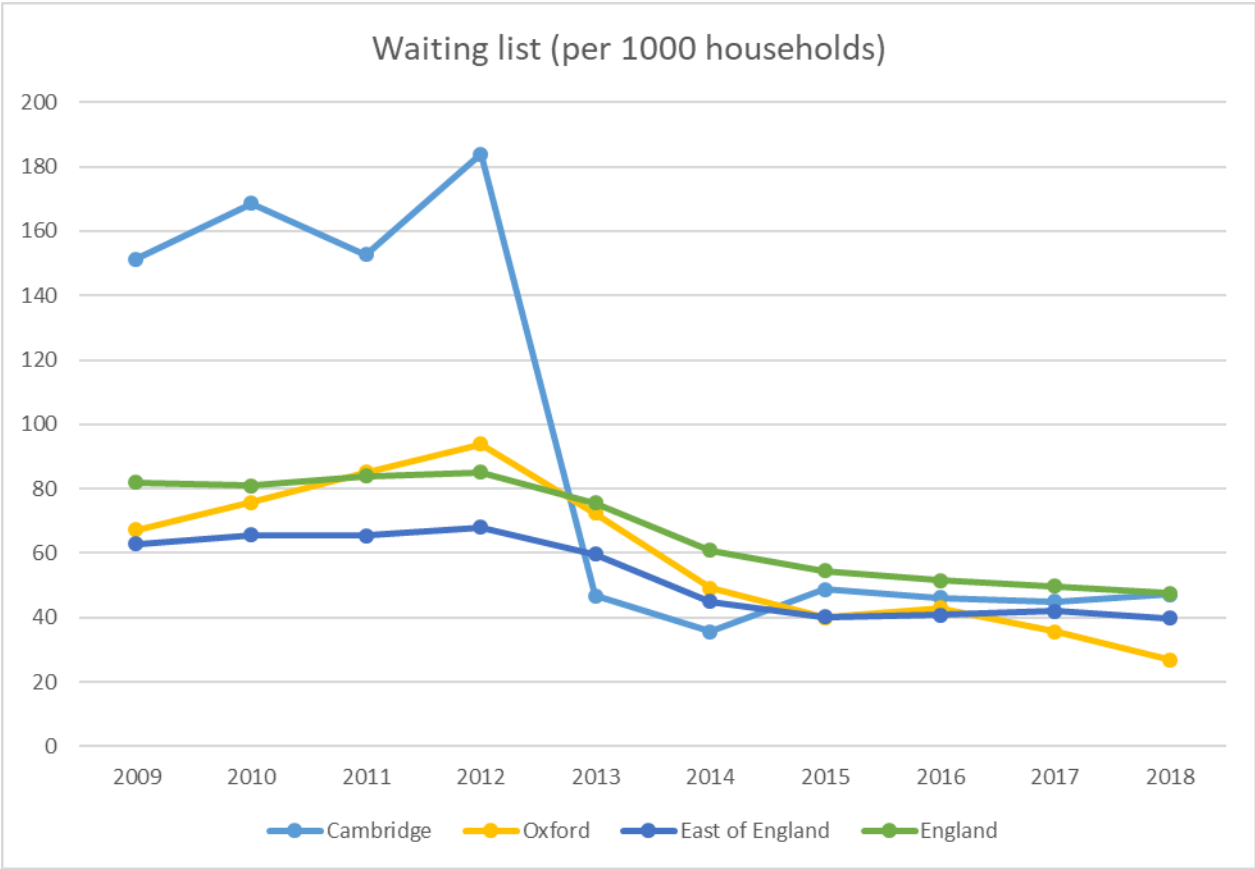
Housing ownership - affordability



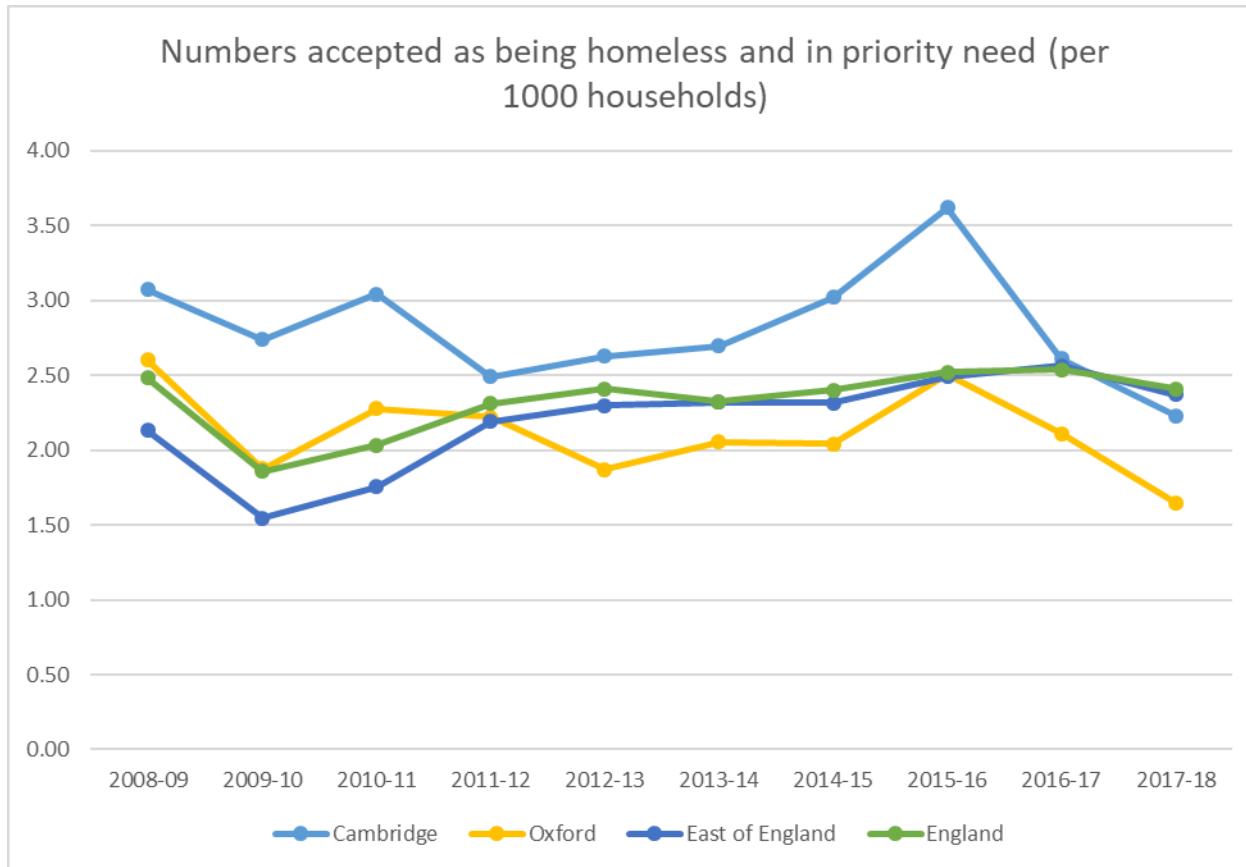
Renting - affordability



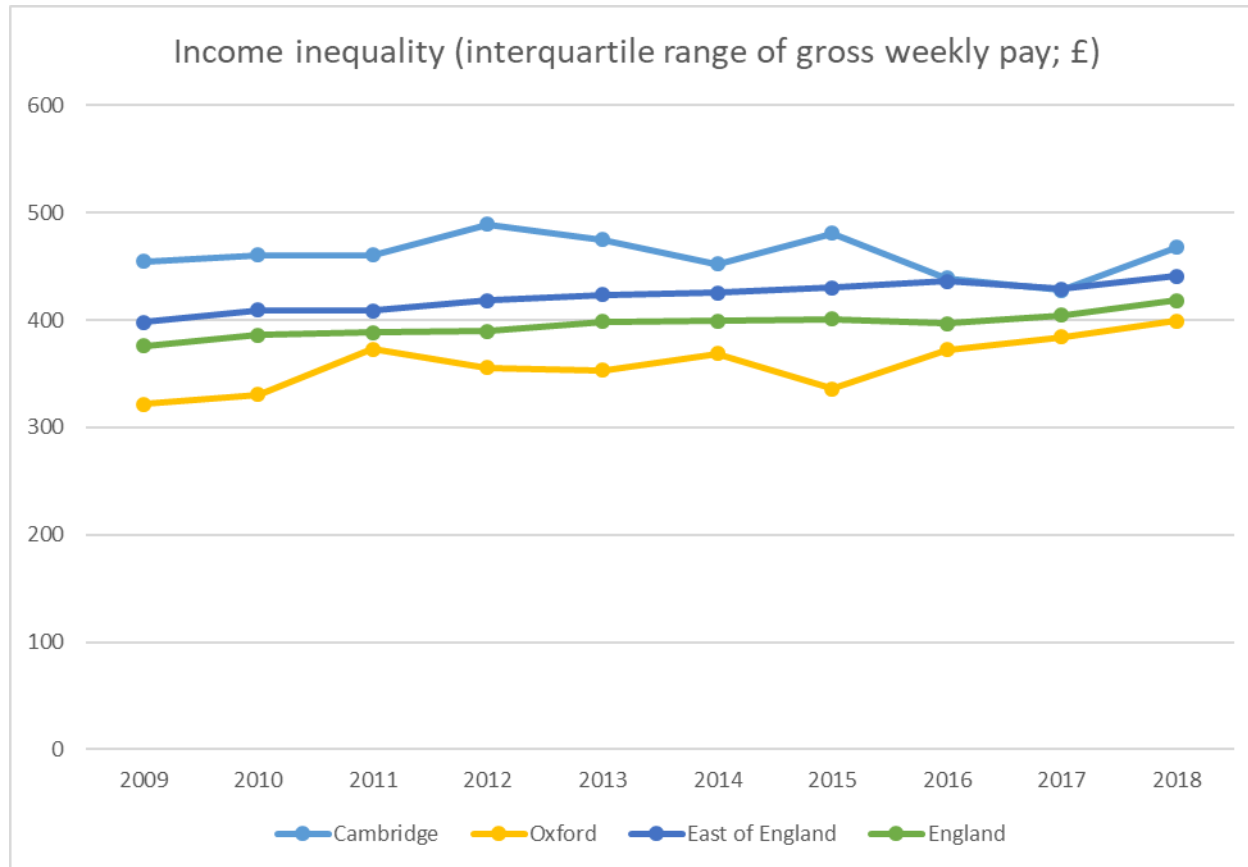
Waiting list for social housing



Homelessness

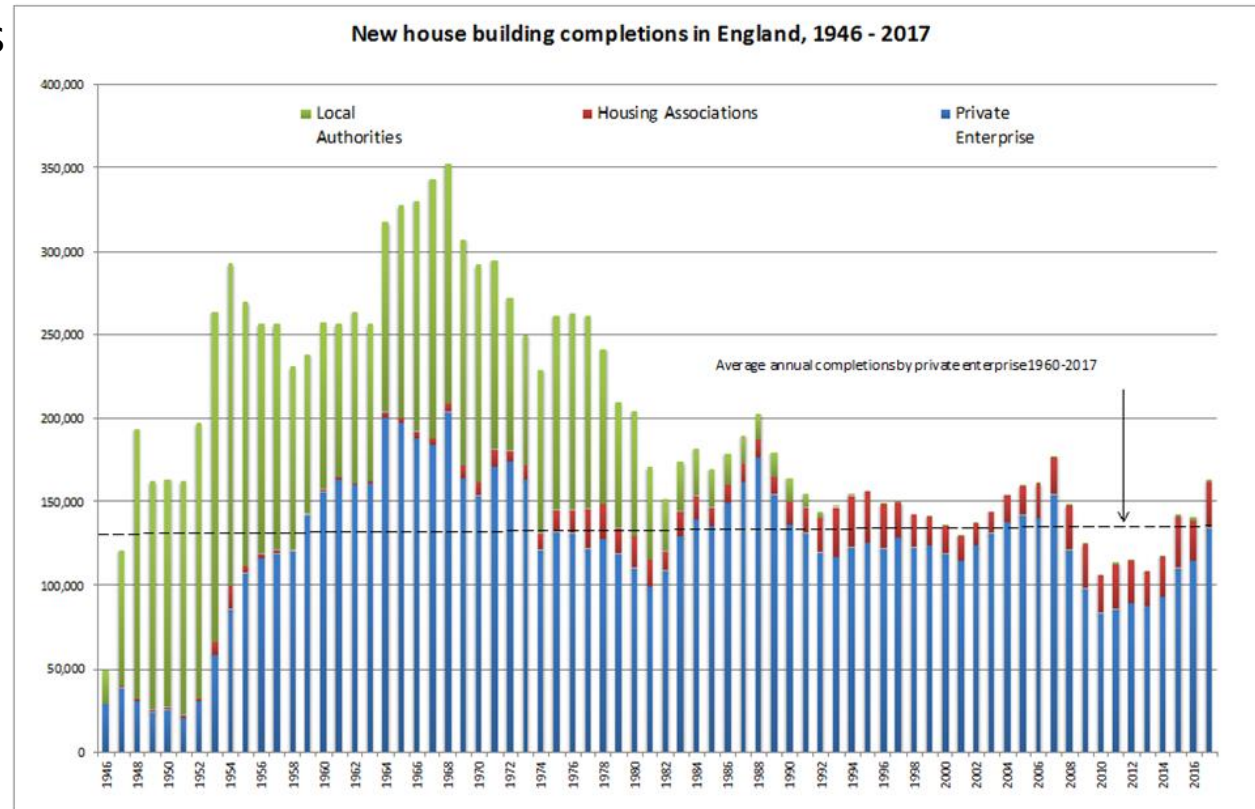


Income inequality

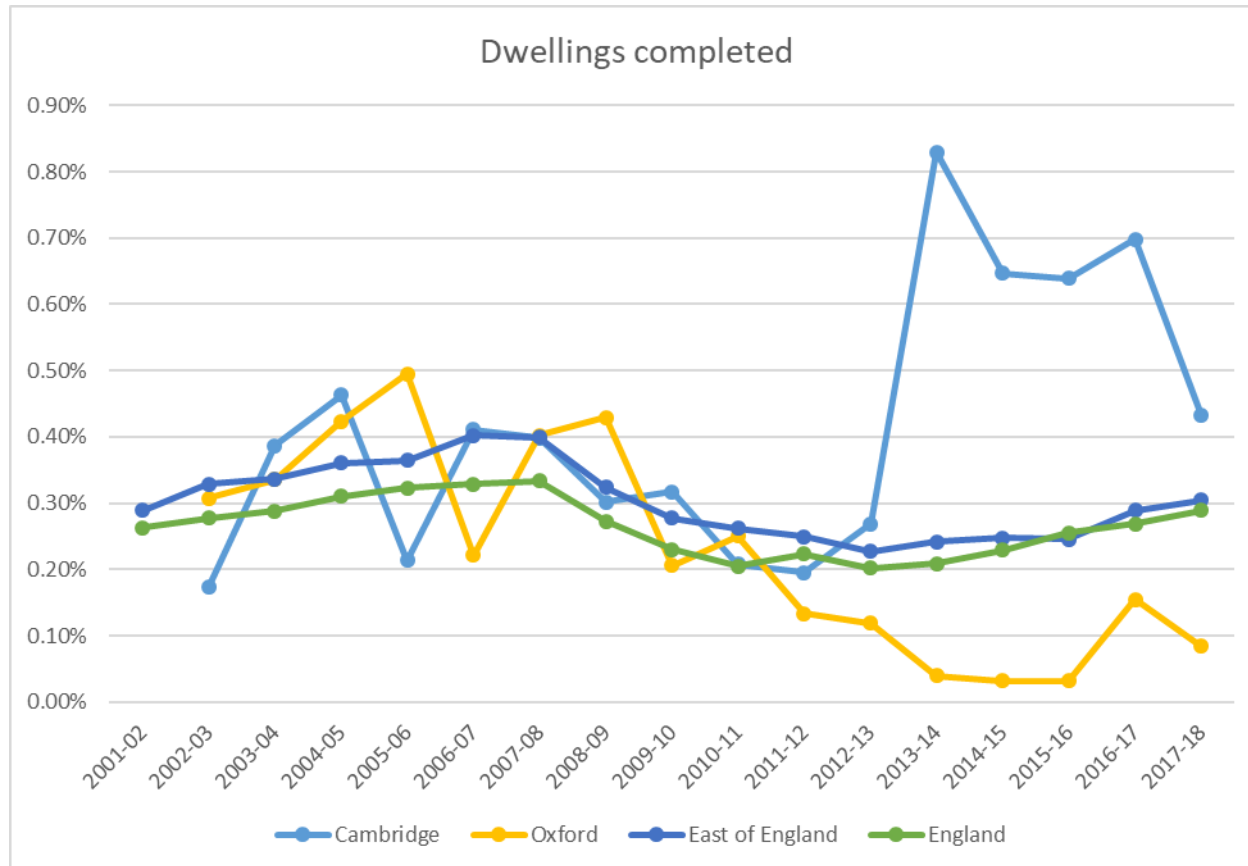


National context - UK housing crisis

- Lack of supply
- Few house builders
- Lack of innovation



House building



Affordable housing provision

- Tied to market housing provision
- S106
- There has been significant growth in the value of affordable housing secured through planning.
- 68% of the value of agreed developer obligations was for the provision of affordable housing, at £4.0 billion in 2016/17.
- 50,000 affordable housing dwellings were agreed in planning obligations in 2016/17.

Housing growth in Cambridge

- Employment growth is higher than housing stock growth
- “It is not that supply has been unusually low, indeed the housing stock has increased by over 4% in this time. But demand has been exceptionally high.” (CPIER, 2018)
- Housing, growth and inequality.
- There are huge inequalities in this region.
- We’ve got both a booming growth area focused around a knowledge economy, and we have rural areas focused around the agritech industry, and but we have significant pockets of extraordinary deprivation.

Left behind


- Must not lose sight of equality – growth can leave certain people and places behind.
- Oxford Centre for Social Inclusion (OCSI) areas are 'left behind' if they are ranked among the most deprived 10% of Wards in England on both the Community Needs Measures and the Index of Multiple Deprivation.
- Fenland is in the bottom 10 with four wards classified as LBP, with a notable concentration in Wisbech.
- Identified the Waterlees ward in Wisbech as having one of the highest levels of 'community need' in the country.

Tackling inequality – beyond housing

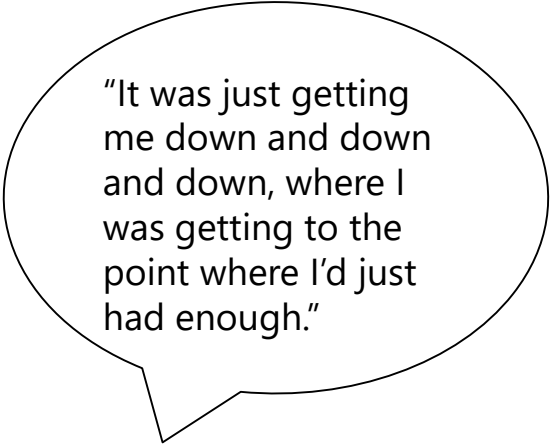
- Complex and multifaceted – more than affordable housing and tackling homelessness.
- Research with New Horizons - CHS group and delivered by partner organisations across Cambridgeshire, Peterborough and West Norfolk (housing associations and advice organisations)
- Coaches work with people who are furthest from the labour market and most at risk of social exclusion
- Participants can access up to 20 hours of one-to-one coaching on money, work or getting online

Living on the edge

- Cambridgeshire's highest-scoring reason for deprivation is housing affordability and homelessness.
- New Horizons is aimed at the people who are most vulnerable to running up rent arrears, to not managing their debts, to falling out of the system completely.
- Those who face the prospect of a downward spiral of moving towards homelessness.



"I was in a bit of a state financially... I was down the foodbank, getting the food parcels."



"It was just getting me down and down and down, where I was getting to the point where I'd just had enough."

Financial and digital exclusion and employability

"She's got me on a reading class. That is one thing I am absolutely over the moon with. I could just pick words out [before], but now I can read a full sentence."

"Before I would just say, 'I don't care about that [debt]', chuck it over my shoulder and carry on. It's easier to move than it is to pay a debt. But this time I've paid all my debts. So yeah that sticks out more than anything."

"She's set me up with my emails. I had no emails at all, I didn't know how to do it."

"It's made me realise I'm not as silly as I thought I was. I do have a bit of brain power there."

Final thoughts

- Pay attention to the differential impact of growth
- Support initiatives focused on tackling inequality
- If housing growth is market led – how do we diversify the offer?
- How to build in resilience to changing socio-economic profile – an ageing population, household diversity?
- How to best capture uplift in land value for community good?
- How do we tackle affordability of new housing – new investment partnerships, use of public land, intermediate tenures, new models and mixes?
- Growth should be inclusive as well as sustainable

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