

Summary of learning and plans for future research

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Appendix 16. Summary of learning and plans for future research

A16.1 Introduction

As a learning process, and as one of the early sub-regional to publish a draft SHMA for consultation, it seemed helpful to identify some learning and some questions about the process and the CLG's methodology. We are also learning from our own experiences and from the methods we have used to comply with the methodology, and have added some early thoughts here on such issues.

This list is not exhaustive and will probably grow as the SHMA develops.

A16.2 Scale of the assessment

- Assessing the whole housing market for an area is a lot to ask in terms of time and resources. However, it has been useful in identifying current gaps in knowledge for example the need for further research into the housing needs of specific groups.
- It is also quite complex – for example further work is needed to identify the access to deposits for homes have which has an effect on affordability. This may require additional data from the Council of Mortgage Lenders.
- Some of the guidance itself is unclear on certain aspects. Particularly around existing households falling into need: *“Partnerships should estimate the number of existing households falling into need each year by looking at recent trends. This should include households who have entered the register and been housed within the year as well as households housed outside the register (such as priority homeless household applicants).”* So far three different people have come up with three different ways of interpreting this, depending how you punctuate the sentence. Sometimes the guidance would benefit from a few further words to clarify what the intention is, for different issues.
- Some of the data sources recommended in the text are not as good as the authors of the guidance imply. Working with partners for reality checking has been very important in this regard. For example, using CORE data, two of our LSVT partners do not complete CORE for supported housing. Comparison between years is difficult as some associations don't complete it every year. In some cases this may be because there is nothing to report, but you cannot assume this automatically without knowing and checking.
- The Rent Service is recommended for data on local rent level in the private sector. However the figures given for an average level of rent are vastly different to those suggested by the review of local rents in the Press. Monthly rent is a lot less negotiable than house prices, so the levels advertised are likely to be more accurate, a view supported by the survey of local letting agents. Our primary research in this area also shows a huge difference between rent levels in different districts of the sub-region, which is not reflected in the Rent Service data.
- Other data sources cited are not currently available but may be in the future e.g. TDS data.

A16.3 Use of housing needs registers

- The guidance only recommends looking at the social rented register. It is likely that those on the register for other affordable tenures are picked up in the overcrowded and concealed household figures.
- This is problematic in that the social rented register includes people waiting for supported social housing, especially supported housing for older people. This is a possible explanation for the seeming requirement for a large number of one-bedroom properties – the requirement for one-bedroom general needs properties is probably significantly smaller than the register indicates. This is compounded by the presence of older style sheltered housing, where there may be housing available of the appropriate size, but it may be that offers are refused while people wait for more modern accommodation. This will all be affected by the introduction of Choice Based lettings
- What impact is CBL going to have? The County Research Group is planning to get involved in CBL, to ensure the relevant information is provided to help update and improve the SHMA in this regard.

A16.4 Transfer lists

- Further work is needed to identify the impact of transfers in the social rented sector. In some areas, it is estimated that around a third of lettings are transfers within the stock. In the affordability calculation we have tried to remove transfers as far as is possible to avoid double counting, but this is not monitored consistently between districts, and will require further investigation once CBL is in place.

A16.5 Cambridge City and South Cambridgeshire

- Further work is needed to look at how the two districts have an influence on one another. For example, it is likely that there is some overlap on the housing registers of the two districts.
- The City has a high pressure on land use and land values, and a very restricted supply of developable land. South Cambridgeshire is largely rural and contains many of the strategic development sites planned for future development. The two districts currently work together, in planning policy, housing strategy and staffing, to address the growth agenda.

A16.6 Primary research

- The household survey covered the areas suggested in the guidance. In reality it could be shorter and focus more specifically on areas where there is a lack of knowledge from secondary sources – especially information about moves and concealed households.
- There is still further information to be gleaned from the household survey in future, which will improve our knowledge of the housing market. At the time of launching the consultation draft we have needed to concentrate on the “essential” items from the survey. Other issues can be analysed given more time.
- The surveys of estate and letting agents also need to redesign as it felt as though we could improve the targeting of questions to our specific respondents. This would probably improve response rates and make it quicker and easier for the agents to complete.

- The private rented price survey could be completed more quickly in future using internet-based lettings data, rather than local papers.
- For estate agents, in future would remove or re-phrase questions on where people moved from as there were not user-friendly.
- Would add a question to the estate agents survey to ask about average and minimum prices by bedroom size. Alternatively investigate other data sources which might be easier to cross-tabulate with property location, size and type.

A16.7 New communities

- Would like to gather some additional information and create models for the likely population, income and housing types for new communities, and how these and other issues are related to each other.
- This will help us when modeling for new settlements and extensions, and will enable us to picture and adjust our picture for our more major developments.

A16.8 Primary Research to be repeated

Research	Relevant chapters	Date
Private Rents in Press Survey	Private rent, buy to let	Data collected January 2008, to be processed
Estate Agents Survey	House prices, buy to let	Summer 2008
Letting Agents Survey	Private rent, buy to let	Summer 2008

A16.9 New Research

Project / research	Notes	Relevant chapters
New Developments Survey (e.g. Cambourne and Huntingdonshire)	Want to extend the new development survey to other new developments as timing allows in future	Future sizes of homes Housing for different household types
Supporting People chapter	In addition to "Housing for different household types" want to strengthen link to SP agenda, and ensure new research where appropriate helps provide evidence of need for SP schemes and support programmes	New, part of Housing for different household types
Older people	Various consultation responses referred to specific housing issues for older people, plus link to new CLG strategy and county-wide Olders Peoples Strategy to be included.	Housing for different household types
Choice Based Lettings review after 6 months in operation	Need to note changes to who is registered, how long they wait for an allocation, sizes, types and tenures of homes most sought, and effect of change to CBL from registers across the sub-region.	Social rented registers and turnover Registers and sales of intermediate homes Current affordability Need / demand for affordable housing

Project / research	Notes	Relevant chapters
Disabled people	Started on first SHMA by linking to draft county disability strategy, Need to update link appropriate to final disability strategy, and work with the County team who produced it to review the available evidence and work to build on this together.	Housing for disabled people
Info from house builders if available on purchaser profiles.	Another aspect of the new development survey, builders may be able to provide useful information about their new customers to supplement and add to our planned surveys in future.	Future sizes of homes Affordable tenures Mixed, balanced communities
More detail within districts e.g. at ward level	A general comment in consultation that smaller area information would be useful	Throughout
Modelling changes in housing market	Have purchased Hometrack which may help us build a new model of our housing markets, predict the effect of various trends and new developments being delivered in future.	Key drivers of the market and industry Past and future housing delivery Affordability Housing need
Aspirations	Tenure, quality of life, what do young single people want, keyworkers, first time buyers, disabled people etc.	Intermediate tenures Housing for different household types Private rented ad buy to let Past and future housing delivery Key drivers of the housing market Mixed, balanced communities Future sizes of homes Indication of affordable tenures
Policy response to strategy	Once first SHMA is launched, work with partners to agree whether an how to produce a "how to" guide to the SHMA, including additional guidance for planners highlighting links between outcomes, PPS3 and the various government guidance referenced in the SHMA	Chapter 2, Links between planning policy and SHMAs Possible new appendix or supplement
Assessment of the technical appendix	Response to detailed queries in consultation	Identifying housing need Quality assurance
Use of the County's new data quality toolkit.	Further quality testing for data	Quality assurance

A16.10 Further work by chapter

Chapter	Title	Update	Improvement	Order
Section A: Introduction to the SHMA				
1	Introduction and context	Keep under review		
2	Links between planning policy and SHMAs	Keep under review		
3	Project structure and accountabilities	Keep under review		
4	The participation ladder	Add new partnerships as they develop		
5	Robust and credible	Update as any areas of the SHMA grow to meet the criteria more effectively		
Section B: Cambridge sub-regional Context				
6	Profile of the Cambridge sub-region	Summary figures from other chapters		After Economic, Demographic and House Price chapters
7	Defining housing markets using commuting patterns	New Census in 2011 (no update 2008)	Looking into the numbers of commuters going both in and out of an area, and where to/from, to supplement the net commuting figures.	
8	Defining housing markets using postcode sectors		Further research and possible use of other price and market activity comparison databases (Hometrack) will help update this information and compare prices across the sub-region in the future.	
Section C: The current housing market				
9	Economic context and forecasting	Refer to new Regional Strategies as they develop, keeping and building links between housing and economic agendas		
10	Demographic context and forecasting	Population projections available by autumn 2008	This analysis concentrates on private households although groups living in communal establishments are part of our market, particularly students in the City. More work is required to identify their demand for housing and whether the institutions they attend are providing for such a need.	

Chapter	Title	Update	Improvement	Order
11	Dwelling profile & occupation	Update info from HSSA and DataSpring etc.	Amalgamate chapters 11 and 12 into one?	
12	Housing stock condition	Once the results of the BRE stock condition research have been received the SHMA will incorporate the results, draw conclusions around how stock condition affects the balance of housing markets and work with partners at district authorities and the BRE to identify appropriate key actions.	In the future we hope to extend the SHMA to Forest Heath and St Edmundsbury to gather comparative information.	After stock condition report is received
13	Current property prices	Hometrack updated monthly e.g. April 2008 data available	Bring these two chapters together (and possibly chapter 8). Use Hometrack data on sizes, and data from Estate Agents Survey.	After Estate Agents Survey
14	Changes in property prices from 2001 to 2006	for Feb 2008 - Fix a point for all Hometrack data updated monthly		
15	The private rented market	Press review of private rents carried out in Dec 2006 and Jan 2008	Look to work with experts across the housing market in future to compare and discuss research methods and outcomes.	As part of and following Letting Agents Survey
			Letting agents survey 2007 showed 22% of migrants coming from outside the UK and 14% moving from more than 40 miles away. There is interest in the connection between private rented and migration from organisation such as ARLA. Needs further sub-regional research.	Before Letting Agents Survey
			Investigate opportunities and potential market for sub-market rented.	
16	The buy-to-let market		This section of the housing market is a changing one, strongly affected by the health of the overall housing market. Requires ongoing monitoring and research to understand benefits, drivers and effects on the rest of the market.	After Estate and Lettings Survey

Chapter	Title	Update	Improvement	Order
			Further information on "build to let" and "buy to stand"	
17	Social rented housing turnover, registers and lettings	HSSA/ CORE 2006/07 currently available. HSSA and CORE 2007/08 will be available September 2008 direct from districts	Through edit - take out tables and graphs repeated elsewhere and make more user-friendly	September HSSA a good opportunity to look at impact of CBL, which is likely to have an effect on social rented registers and turnover.
18	Homelessness	New P1E data currently available	This mostly contains data about priority homeless. Very little data on non-priority homeless, e.g. intentional or single people. Requires further research	After CBL work
19	Registers for intermediate housing including homes for key workers	BPHA data available monthly	In the future the SHMA would seek similar info from other keyworker employers building on issues identified by Addenbrooke's across a broader geographical area and a wider group of employers, e.g. survey of County Council key worker staff	
			Further work required to identify reasons why so few applicants from social rented.	
			Lack of information on savings / capital available to different family types and in different areas needs further investigation.	
		The waiting list for intermediate tenures is growing quickly as awareness increases. Need to keep information in SHMA up to date.	Look at sub-market rent. (I.e. intermediate rent register). Make better links with BPHA and work together to improve the data cleaning process, to reduce time needed to analyse if poss	
20	Purchasers of intermediate housing including homes for key workers	CORE data 2006/07 currently available. CORE 2007/08 available in September 08	Further work is required on the role of deposits in helping purchase this product.	After Estate Agents Survey

Chapter	Title	Update	Improvement	Order
			New HomeBuy products have been introduced since SHMA drafted. More information on these products needs to be included and markets tested.	
21	Current affordability and income	Need data from Private Rented, House Price, Intermediate chapters to feed in.	Only income data is used in this methodology – want to add information on savings and deposits. These are important issues and require further research, possibly through links with mortgage lenders.	After Estate Agents Survey After data in Private Rented, House Price, Intermediate chapters updated.
			Lower quartile prices of intermediate purchases and intermediate rents hard to obtain – may need further research.	
			All the information relates to the current housing market, does not involve projections though these are included in later calculations on the future housing market. These areas may require further research if this model proves useful.	
			Need to investigate relationship of the model to housing benefit levels. e.g. people who cannot afford social rented and people who can afford to buy shared equity and then pay rental element with HB	
			Further research is required to look at affordability by size of home.	
			Further work needed into potential role of intermediate rented tenure.	
			Further investigation on tenure preference, e.g. in Cambridge City where many young people employed in high tech industries on short term contracts may prefer the flexibility of renting privately.	

Chapter	Title	Update	Improvement	Order
Section D: The future housing market				
22	Planning for housing delivery	Important to understand that the delivery of housing numbers anticipated in the housing trajectory of each district is dependent on many factors which can lead to the need for revisions. Needs regular update.	Other factors such as the forthcoming review of the RSS the sub-national review and the possible effects of boundary changes may all affect trajectories in the future.	
23	Past and future housing delivery	HSSA currently available HSSA and 2007/08 available in September 2008 from districts	Incorporating Suffolk district data where possible	
24	Links to strategic land availability assessments	Add Forrest Heath and St Ed's SHLAAs in Autumn when completed.	CCC and districts within the sub-region need to consider what technical studies and assessments are required as part of the forthcoming RSS review, including the possibility of a sub-regional SHLAA. One of the issues is whether to use the planning or the housing sub-region.	
25	Key drivers of the housing market and building industry		Need to build and extend this section in partnership with builders, developers and landowners, to provide a more local feel and to help develop the market model referred to above.	
26	Delivering mixed, balanced communities		Want to extend in light of new development surveys and new EP research, again to provide a more local view and bring together outcomes of learning for development sites across the sub-region	New development survey(s) - outcomes EP research on housing choices - outcomes
Section E: Housing need				
27	Identifying housing need	Following the launch of the SHMA we will seek independent assessment of Technical Appendix	Improve our methodology in the future on basis of outcomes.	Once Tech App completed. After chapters on Social Rented, Homelessness, Stock condition/ dwelling profile, affordability and past and future delivery

Chapter	Title	Update	Improvement	Order
			With more information and refinement the SHMA aims in future to split these figures into social rented and intermediate tenures to support information presented in chapter 30.	
28	Observers data	Update where data available, e.g. CACI	In the future we hope to incorporate FH and St Eds more closely within the SHMA, so will be more in chapter 27 and eventual removal of chapter 28.	Subject to resources and decisions within Forest Heat and St Ed's on future engagement with SHMA.
29	Future sizes of homes		We don't currently hold information on the average waiting times on housing needs registers. This would give a further indication on need and turnover. It is hoped that CBL will provide more data on this.	
			Look to updated intermediate housing registers to monitor the market for these tenures, turnover of stock and the proportion of people needing and buying different size homes	
			The demographic projections will be further informed by research planned by English Partnerships and Cambridgeshire Horizons, to link household types to likely household choices in future. Will be added when available.	
			Further research is required to investigate the link household size, type and the type of home required or needed. Further research into new estates elsewhere in the region will be useful in establishing this	
			Will work to collate data on homes sizes from our Suffolk colleagues.	

Chapter	Title	Update	Improvement	Order
30	Indication of affordable tenures		Will work towards developing our approach to the need for different tenure types rather than referring simply to the number of people on the register for a specific tenure. We hope to be able to build in a measure of priority.	After affordability chapter and calculating housing need.
Section F: Housing requirements of specific household groups				
31	BME housing issues	Census 2011	The sub-region is participating in a regional pilot monitoring scheme and the outcomes of this will be used to inform the SHMA once available.	
32	Introduction to migrant worker housing issues	Use data from new report when it's clear what we're allowed to use.	The Luminus Group and the Diversity Forum in Huntingdonshire are jointly undertaking research into migrant worker housing issues in that district. This will report back in 2008 and we hope the results can feed into future updates of the SHMA. Want to include information from (Colin Wiles) research in future.	
			Research tied accommodation and use of inappropriate housing for migrant workers.	
33	Gypsy and Traveller housing issues	Based on 2005 Travellers survey. Survey update due in 2010	Incorporate outcomes of the Horizons study when available, in 2008	
34	Housing for different household types	Older people - depends on new research. Population projections in autumn 2008	Supporting People needs its own section	After Demographic chapter. Plus new research
35	Disability and housing issues		At the time of the SHMA we had not progressed as far with this issue as with other parts of the CLG guidance. We plan to work with the Cambridgeshire Disability Housing Strategy Network to access and analyse the data required to help bring together the evidence and jointly assess this important area of the housing market.	

Chapter	Title	Update	Improvement	Order
36	Rural housing	Quite of lot of new data and reports have been released centrally. Need to check through and extract relevant details	Add map of park home sites	House prices data and stock condition
		Build links to Rural Housing Enablers and possible use of Village Needs Surveys if appropriate	Rural housing and viable businesses - less dormitory effect.	
			Add short section on houseboats	
Appendices:				
A1	Research brief	None		
A2	MRUK household survey outcomes	As and when we extend or update, subject to CRHB guidance		
A3	Private rented survey	Data gathered Jan 2008		
A4	Estate agents survey	Will re-run in consultation with agents, possibly Summer 2008		
A5	Letting agents survey	Will re-run in consultation with agents, possibly Summer 2008		
A6 to 9	Briefing notes	None	Add new ones as published	
A10	Outcomes of consultation	Keep updated as further consultation undertaken		
A11	Quality assurance	Update once outcomes of Tech App assessment available		
A12	Consultation form	None		
A13	Technical appendix		Implement improvements recommended by independent assessment	
A14	Key facts and figures for each district	Update annually		
A15	The change log	Update as and when chapters change		
A16	Summary of learning from first SHMA and plans for new research	As and when		
	Executive summary	Annual review and re-publish on basis of all the above		