

# Housing Market Assessment Project Team: Progress

Report to CRASH, January 2007

## Meetings

Have been held monthly, our next meeting is on 26 Jan and a stakeholder event is planned for 7 Feb

## Participation

Each local authority has attended, plus County Research Team and EP. Go-East and HC have received the minutes, and County Planning Team recently added to circulation list and plan to attend (Richard Wilkinson).

## Formalities

Draft SLA and project brief sent to County Research Team for comments and (shortly) agreement.

Funding amounts part of the agreement, summary attached to this progress report.

Bid submitted to GCP in December for funding over next 3 years

## Progress

- General
  - Polly Jackson recruited to the County Research Team as researcher for the HMA.
  - New PPS3 and Delivering Affordable Housing guidance released – considering effect on the HMA and revisiting HMA outcomes and formalities in light of new guidance
  - Agreed we need to be clear in the HMA about what our priority outputs are for April 2007, linked to local development documents (as set out in new PPS3).
  - Also need to identify areas we're aware of and not covered in the April 2007 report, along with an action plan for building it up over the years, for example student accommodation, gypsies and travellers, BME, supported housing needs, more "local" issues. Suggested we could agree a certain proportion of work goes on the Planning figures and updating them, and a certain proportion could go on "additional" maybe qualitative work, to address issues coming up that we need to build understanding of.
- County Research Team has been working on:
  - Population and household forecasts, checking data against ONS projections, and gathering info from colleagues in Suffolk.
  - Database of private rented availability. Will be analysed by location, no of beds, price, type and (if possible) age of property.
  - Migrant workers – working on understanding the various research being / recently undertaken.
  - Links between Cambourne survey and issues with trends, particularly "where people come from" when you create a new settlement.
  - House price and affordability information, annual surveys of hours and earnings as at first quarter 2006 being used by County Team, plus Land Registry data. Plus CACI (income) data for Cambridgeshire.

- Information needed from districts
  - Some data available from websites so less burden on Las to provide direct, e.g. CORE data
  - However more detail needed on housing registers and other info, plus stock condition surveys and existing HNS's.
  - RHE surveys – variety available, agreed NOT to use outputs of any surveys reported before 2001. May help to be aware a survey was done.
- Primary research – interview surveys
  - Although guidance suggests use only of secondary sources, to be reliable and robust enough to support our LDDs, we may well need to engage a research company for primary research e.g. MRUK, ORS, Priority Research. English Partnerships may be able to offer suggestions as have recently recruited a research partner. Probably need to invite 5 to tender, County team to progress this.
  - Only real info available from “outside the borough” newcomers in Cambourne survey. Ongoing issue which we all agree is focal for our sub region, i.e. where will newcomers come from, won't be able to rely on history to inform this.
  - Agreed BME housing needs will need a separate research exercise, won't be able to factor in to first level outcomes my April 07.
  - Need to look at sampling levels/areas – CRT will look at existing HNS's to see what areas / levels Las have used in the past, to see what sampling reliability is needed within districts

#### **Involvement: briefing note and stakeholder event**

- **Briefing note** - electronic, plan to put on Horizon's website and send link to stakeholders, plus individual authorities to use as see fit – could put link from their websites, can print off etc.
- Feb 07 **stakeholder event** – really keen to engage properly with stakeholders and have been communicating at individual meetings (see below) - will ensure we engage fully, not only in for leading to April 2007 report, but also, crucially, in the ongoing work in future.
- Invites and offers from HBF, CLOG and private developers forum
- On agenda for RSL forum, January 10th
- Sue meeting with some of the Key Worker Employers (KWEs) January 07
- Need to include the Rural Housing Enablers (RHEs) and Supporting People (SP) teams along with others - SB has met with Cambridge rural and SP teams, still to meet with Suffolk colleagues.
- February event with initial findings – suggestions for format, participants, venue, outcomes we're looking for etc. Need to ensure event is at start of Feb, not the end, so feedback from stakeholders can make a genuine difference to the HMA. Agreed County team will be presenting demographic and “scene setting” information to get reactions from stakeholders, won't be ready with the specifics required by PPS3 at that stage.