

# Our Housing Market Assessment

for the Cambridge housing sub-region

## Our First Partnership Event...

Our first partnership event was a great success, held in February 2007 to set out our approach to the Housing Market Assessment, some of the information which is starting to come together, and to gain delegates' views on the housing market in our area, as well as hopes and fears for our approach to assessing the market.

Some 47 people attended the workshop, and 24 people filled in feedback sheets which help us learn from the event and how it went.

Overall, feedback from the event was positive, with some useful suggestions to improve our approach in future. These included:

- ▶ Involving the private sector more in our project team and our approach to the market
- ▶ Giving delegates the opportunity for discussion, as well as to use charts and

## ...Lively and Interactive!

post-it notes to express themselves

- ▶ Ways to keep everyone updated in future, through the internet, e-mail, briefing notes and further events at key stages in future.

There is a summary of delegates' input on pages 4 and 5, along with an action plan about what we have done, or are planning to do, to address any issues within our control.

Delegates came along from a variety of organisations, including private developers, housing associations, supporting people teams, local authority planners and housing enablers and representatives from other housing sub-regions.

Such was the success of our first workshop, we are planning a second one so don't hesitate to book your place and join in with this exciting project.

## Book your place at the next Partnership workshop

Our next Partnership workshop will be on Thursday 26th April, running from 1.00pm for a 1.30 start, to around 4.30pm, at Abington Hall Conference Centre, Cambridge. I hope you or a colleague have received an "early warning" e-mail for the event.

For directions and a map, go to: [http://www.abingtonhall.co.uk/contact/abington\\_hall\\_directions.pdf](http://www.abingtonhall.co.uk/contact/abington_hall_directions.pdf)

To book your place, please send your name, job title, and your organisation's name, to :

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Tel 01223 714 058 or 714 044



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Please let Sarah-Daisy know if you have any specific needs when attending an event, for example dietary, translation or access requirements. We will send you an agenda and papers once you have our place.

If you have colleagues or know of others you think would like to attend, please feel free to pass this briefing note on to them, so they can book a place with Sarah-Daisy.

**However we do need responses back to Sarah-Daisy by  
Friday 20th April 2007**

April 2007

Issue 2

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### Special points of interest:

- CLG guidance issued March 2007
- Next HMA partnership event scheduled for 26 April
- New household survey makes good progress
- What information have we collected? Do you have any other ideas?
- Your views on the buy-to-let market

# Government guidance published

The Government's Communities and Local Government (CLG) department published its detailed guidance on Housing Market Assessments on 30 March 2007. This puts an end to our concerns and uncertainty about what the final guidance would include, and gives us a strong chance of meeting the requirements in the guidance, building a strong foundation to develop our HMA in future.

The final guidance brings together, builds upon and replaces existing guidance on housing market and housing needs assessment, including *Local Housing Needs Assessment: A Guide to Good Practice*, DETR, 2000, and *Housing Market Assessment Manual*, ODPM, 2004. The latest guidance needs to be read alongside *Identifying Sub Regional Housing Market Areas* advice note.

Unfortunately the Appendices, which will deliver more clarity on some of the more complex areas of the assessment, are yet to be published. If you'd like to read the final guidance, go to: <http://www.communities.gov.uk/index.asp?id=1509040>

**"A framework to develop a good understanding of how housing markets operate."**

## What does the final guidance say?

The new CLG guidance sets out a framework to develop a good understanding of how housing markets operate. This will inform housing policies in local development documents and regional spatial strategies in future.

The guidance helps local authorities and regional bodies (like the East of England Regional Assembly, EERA) develop a shared evidence base to inform their housing policies and strategies. Housing delivery and strategy needs to respond to changes in housing need and demand, taking account of any resources available, both for housing and for other investment areas.

Strategic housing market assessments will help:

- Enable regional bodies to develop their long-term strategic view of housing need and demand, and inform their strategies.
- Enable local authorities to think about the nature and influence of the housing markets in their areas.
- Provide robust evidence to inform the policies aiming to get the right mix of housing across the whole housing market.
- Provide evidence to inform policies about the level and sizes of affordable housing required.
- Support authorities in developing a strategic approach to housing, for example considering housing need and demand in all housing tenures, and assessing the key drivers and relationships within the housing market.
- Draw together the evidence required for local authorities to assess their housing options.
- Ensure the most appropriate and cost-effective use of public funds.

### Definitions

In Planning policy guidance (PPS3), housing **need** is defined as: *"the quantity of housing required for households who are unable to access suitable housing without financial assistance"*.

and housing **demand** as :

*"the quantity of housing that households are willing and able to buy or rent"*.

Housing **market areas** are:

*"geographical areas defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work"*.

The **key objectives** of the new guidance are to:

- Provide clear and concise advice for practitioners on how to as-

sess housing need and demand in their areas.

- Enable local authorities and regions to gain a good appreciation of the characteristics of housing market areas and how they function.

To this end it:

- Encourages local authorities to assess housing need and demand in terms of housing market areas. This could involve working with other local authorities in a sub-regional housing market area, through a housing market partnership.
  - Sets out a framework for assessment that is relevant at regional, sub-regional and local level.
  - Provides a step-by-step approach to assessing the housing market, housing demand and need.
  - Focuses on what to do as a minimum to produce a robust and credible assessment, explaining how local authorities can develop their approach where expertise and resources allow.
  - Sets out an approach which promotes the use of secondary data where appropriate and identifies key data sources at each step of the assessment.
  - Considers how local authorities can understand the requirements of specific groups such as families, older and disabled people.
- Separate guidance is available on identifying the accommodation requirements of Gypsy and Traveller communities, which should be considered alongside other groups identified.

### The guidance ...

- Sets out the criteria for a robust and credible assessment.
- Explains how to set up the housing market partnership and the assessment project plan.
- Explains how to assess current housing markets, including existing housing demand.
- Describes how to estimate changes in household numbers to assess total future housing demand.
- Outlines how to assess current & future levels of housing need.
- Sets out how to consider the requirements of particular household groups and the requirement for intermediate affordable housing.
- Explains the need to monitor and update assessment findings and how these can inform the development of planning for housing policies.

# Robust and credible—what does it mean?

Summarised from “Strategic Housing Market Assessments: Practice Guidance”

Housing markets are dynamic and complex. Because of this, strategic housing market assessments will not provide definitive estimates of housing need, demand and market conditions. However they can provide insights into how housing markets operate—both now and in the future.

They should provide a basis on which planning and housing policies can be developed, by considering the characteristics of the housing market, how key factors work together and the probable scale of change in future housing need and demand.

Strategic housing market assessments are a crucial aspect of the evidence needed to prepare regional spatial strategies, local development documents, regional housing strategies and local housing strategies.

**“A robust and credible evidence base is necessary for a plan to be sound.”**

From a planning perspective, planning guidance emphasises the importance of policies being founded on a thorough understanding of an area’s needs, particularly opportunities and constraints. At the earliest stage of preparing local development documents, planning authorities should gather evidence, including an understanding of the housing required in their communities. However strategic housing market assessments are only one of several factors that should be taken into account when determining housing provision figures or the right mix of housing.

A robust and credible evidence base is necessary for a plan to be sound. For an independent examination into the soundness of a Development Plan Document, a strategic housing market assessment should be considered robust and credible if it provides the core outputs and the requirements of all of the process criteria in Core Outputs and Process Checklist below.

If it does, there is no need for the approach used to be considered at an independent examination, rather the independent examination

Core Outputs
1. Estimates of current dwellings in terms of size, type, condition, tenure
2. Analysis of past and current housing market trends, including balance between supply and demand in different housing sectors and price/affordability. Description of key drivers underpinning the housing market
3. Estimate of total future number of households, broken down by age and type where possible
4. Estimate of current number of households in housing need
5. Estimate of future households that will require affordable housing
6. Estimate of future households requiring market housing
7. Estimate of the size of affordable housing required
8. Estimate of household groups who have particular housing requirements e.g. families, older people, key workers, black and minority ethnic groups, disabled people, young people, etc.
Estimates of household numbers (3, 4, 5, 6) may be expressed as a number or range.

## Process Checklist

1. Approach to identifying housing market area(s) is consistent with other approaches to identifying housing market areas within the region
2. Housing market conditions are assessed within the context of the housing market area
3. Involves key stakeholders, including house builders
4. Contains a full technical explanation of the methods employed, with any limitations noted
5. Assumptions, judgements and findings are fully justified and presented in an open and transparent manner
6. Uses and reports upon effective quality control mechanisms
7. Explains how the assessment findings have been monitored and updated (where appropriate) since it was originally undertaken

should focus upon the assessment’s findings and its relationship with the proposed spatial policies for housing.

One of the key aims of the new planning system is to involve local communities and stakeholders from the earliest stages of plan preparation, which includes work like strategic housing market assessments. This will help minimise potential objections to the policies proposed, as stakeholders will have had the opportunity to express their concerns during the preparation of the assessment itself. Any concerns or technical matters that stakeholders or others may have regarding the approach or findings should be raised with housing market partnerships during the assessment process, preferably at an early stage.

Partnerships should seek to address the concerns as part of agreeing the methods to be used, the interpretation of the findings and signing off the assessment report. They may wish to consider using independent mediators should any issues prove particularly contentious. Where partnerships are unable to resolve any issues within a reasonable time, outstanding issues should be presented with the findings of the assessment to the independent examination. In such circumstances, there should be no need to discuss the approach used or any outstanding issues at the examination unless the Inspector considers it necessary as part of considering the assessments findings and proposed spatial policies for housing.

Should local planning authorities have concerns as to whether the findings of the assessment meet the checklists, they should consider requesting the views of the regional planning body or county council, in the early stages of development plan document preparation. Any advice provided should set out clearly the steps required to ensure the assessment is credible and robust, linked to the checklists.

Whether a strategic housing market assessment is based on secondary or survey data should not be a factor in determining whether it is robust and credible. No one methodological approach or use of datasets will result in a definitive assessment of housing need and demand. The quality of the data used is the important consideration in determining whether an assessment is robust and credible, rather than its nature.

**“The quality of the data used is the important consideration in determining whether an assessment is robust and credible rather than its nature.”**

# First Partnership event feedback... tackling the issues you raised

Our first HMA Partnership event on 7 February was a great success, combining sessions sharing:

- ▶ An outline of the reasons for doing a housing market assessment.
- ▶ Progress to date in the Cambridge sub region.
- ▶ The differences between previous the housing need survey approach to HMAs.
- ▶ The current stage of CLG guidance.
- ▶ An outline of all the information being used at this early stage.
- ▶ Thoughts on how our assessment will build over time.
- ▶ Plans for our household survey and the intentions of this new research .
- ▶ What we know now about demography, affordability and planning.
- ▶ The recent survey of new residents at Cambourne.

Naturally, questions were raised in the opening session about communication and the suggestion made that all the slides and notes should be available on the internet. As a result Cambridgeshire Horizons e-mailed the presentations and feedback to delegates and invitees, and will set up a “virtual” space for the HMA where the materials, notes and action plans are freely available, along with supporting information for the HMA.

Delegates took the opportunity to clear their hopes and fears for both the housing market and for the housing market assessment, and to suggest ways to overcoming barriers during the second part of the morning. The table below summarises some of the issues raised, and plans to tackle them, where that is within the remit of the Housing Market Assessment:

**“Workshop identified issues, but we need to have the opportunity to debate and discuss them”**

Hopes ☺ and fears ☹	Solutions and actions
<b>The housing market...</b>	
☺ Taking account of the risks to the development industry in housing delivery	▶ <i>Involve the development industry more in the HMA—invite to Project Team, encourage discussion at existing forums, ensure process and structure in place to understand the risks</i>
☺ Better balance of housing tenure, type and costs to cater for current and future need	▶ <i>HMA will cover these as “primary outputs” by May 2007, but need to be implemented in partnership with all stakeholders</i>
☺ Identify better the needs of the population, plan for the future better	▶ <i>Our approach to the HMA as a long-term project should enable this, with the help and support of all our partners</i>
☹ Buy-to-let grows, causing loss of community cohesion	▶ <i>Services set up to work with and involve buy-to-let tenants</i> ▶ <i>Government looks at legislation to limit buy-to-let, through finance or legislation</i>
☹ Land supply dries up	▶ <i>Planners to plan for a continuous delivery of housing for at least 15 years from the date a plan is adopted</i> ▶ <i>Ensure the HMA links up with strategic land availability assessment, following PPS3 and HMA guidance</i>
☹ House prices continue to rise, pricing more people out... a generation will never realise their aspirations... and ...Unpopular new developments because of unsustainable level of affordable housing	▶ <i>Ensure the HMA continues to support balanced communities, including provision for people on lower incomes</i>
☹ Lack of grant funding	▶ <i>Sufficient supply of grant</i> ▶ <i>Introduce private finance</i>
☹ Lack of appropriate building skills, and impact of Olympics on price of materials, available skills and on the housing market.	▶ <i>Work with the development industry to understand the drivers behind the industry better, and to seek either solutions or new approaches to these issues</i>
☹ Housing out of step with services	▶ <i>Harness private sector investment in infrastructure where possible</i>
☺ New communities dominated by private housing agenda, not integrated, sustainable communities	▶ <i>The right balance is achieved between social and private housing, informed by research what is the right tenure mix for a balanced community—rather than simply relying on district-wide targets for affordable housing</i>

**The housing market...**

- |  |   |
|--|---|
| ☹ Shortage of key worker staff on national basis will be felt most in areas of high housing cost such as Cambridge | ▶▶ <i>Need to continue work with Key Worker Employers to make sure our new housing developments cater for key workers</i>                                 |
| ☹ Increase in numbers of people being caught between social and intermediate sector                                | ▶▶ <i>Need to ensure our definitions of affordable and intermediate housing genuinely reflect local income levels and meet a spectrum of housing need</i> |
| ☹ Insufficient funding to deliver balanced housing market  | ▶▶ Securing maximum Housing Corporation, section 106 and local authority investment<br>▶▶ Greater public funding of affordable housing                    |

**The housing market assessment...**

- |  |   |
|--|---|
| ☺ The it raises the profile of hosing issues in the sub region... and ... it will involve all the key organisations involved in providing housing  | ▶▶ <i>We need to continue to promote and publicise our HMA</i>  |
| ☺ That the HMA is a robust valid piece of work that will withstand the rigours of the first test case appeal!  | ▶▶ <i>Our HMA needs to address the challenge criteria set out in the guidance ( see page x) and we need to consider these criteria with partners to anticipate any issues</i>   |
| ☺ That it is based on a robust and defensible methodology which is supported by all key stakeholders – including the private sector  | ▶▶ <i>We need to continue to build these relationships and encourage this support and positivity, to secure these outcomes</i>  |
| ☺ HMA will better inform market to supply the economic / service needs of the area ... and ... more understanding of the private rented sector and the impact of in-migration on the area                      | ▶▶ The new HMA process is much broader than previous methods used, we will want to build and grow the information and the outputs as they develop across related agendas        |
| ☹ Is unable to focus on relatively small “sub markets” due to data problems  | ▶▶ Will have to develop “modelled” data using e.g. house prices, rents, earnings  |
| ☹ Won't keep pace with changing market   | ▶▶ HMA should not be a static study, continue to update and evolve  |
| ☹ Disabled people and other vulnerable groups will be an after-thought   | ▶▶ Through inclusive assessment using tools and methods accessible to disabled and other vulnerable groups – use existing methodologies that work, use accessible media formats |
| ☹ Doesn't have buy-in of all interests to results / conclusions  | ▶▶ Involve people who operate in, an understand, the housing market<br>▶▶ Establish fit for purpose structure and process developed and operated by appropriate partnership     |
| ☹ Private sector involvement is currently underplayed. Must be included in the future, but ideally from the start of the process   | ▶▶ Greater involvement of house builders and developers – through surveys and workshops on a regular basis  |
| ☹ It will not involve the experts in providing new houses  | ▶▶ Who are the experts? All parties can be involved in the HMA  |
| ☹ That the HMA fails the “robustness” test. (Without a reliable source of information decision-making will be difficult!   | ▶▶ County researchers should also consult other professionals involved in devising housing market assessments for designated growth areas                                       |
| ☹ Process is overly complex, outcome unclear... I fear it will not be able to be used in a hands-on, understandable, practical way ... Loads of data: who will analyse it, how and by when? What market input? | ▶▶ HMA needs to be accessed easily  |
| ☹ That we carry on as we are – no change   | ▶▶ Ensure the idea of this workshop are acted upon  |

# Primary research round-up



*Some primary research is needed to fill the gaps between secondary sources...*

The CLG guidance stresses the importance of using secondary information - that is, information like the Census, previous surveys, house price and sales trends and other information already being collected. To make sure our first HMA is robust and reliable, we are also using some primary research through interviews and postal surveys, which provide information which is not available from other places. Although it's not required, it makes sense for HMAs to work over a larger area such as a sub-region. Primary research may be needed to gather information from professionals, such as estate agents and letting agents; about "small markets", for example supported housing, "buy to let" and minority ethnic communities, and for all households to find out more than statistics can reveal.

## Our household survey

In the past, many Housing Needs Surveys depended on postal surveys and large sample numbers for a individual district. Criticisms were that this is costly, relies almost completely on people's perceptions & aspirations, there were concerns over quality, and were weak on smaller parts of the market, for example supported housing needs. However this was a simple approach, unlike the more complicated HMA process.

So we have commissioned 600 face-to-face interviews in the 5 Cambridgeshire districts. Each interview takes between 20 to 50 minutes. The sampling is complex, and uses geographic areas, socio-economic information and housing types to ensure we get a cross-section of the population to answer the questions. The results will be analysed as part of the whole HMA, but will be statistically reliable for each of the 5 local authorities too. MRUK is conducting a household survey on behalf of the Cambridge Sub-region Housing Partnership, to gather information about local residents' housing needs. Basically, the survey asked about where residents and their households live now, lived before and might move to in future. It also asked for views on what is affordable, and whether respondents owned more than one property. The survey progressed at a tremendous rate, interviews starting in Cambridge City and South Cambridgeshire, then progressing to Fenland, Huntingdonshire and East Cambridgeshire. Fieldwork and quality control were set to be completed in April, with data tables for each district coming through soon after that.

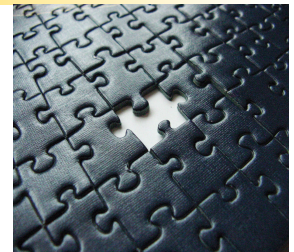
A draft report is due by the end of April, to be fed into the mesh of other information which has already been gathered.

The survey is important because it :

- ▶ Helps compare results of our HMA to previous Housing Needs Surveys by individual districts.
- ▶ Gives robust evidence for each district to measure the number of households either in housing need now, or who will have a housing need in the next 5 years.
- ▶ Improves on previous data gathered because it is an interview survey, so there is less chance of getting results only from people who feel they are in housing pressure which can skew the results.
- ▶ Gathers information about peoples' perceptions and plans, which are not available from any other data source as yet.

Although this is a useful set of information to gather, it's important to remember that it's just one piece of our jigsaw.

***"It's just one piece of our jigsaw"***



## Snapshot of rental prices, late 2006

The County Research Group been researching the private sector rental market, by studying properties advertised by lettings agents in local papers at the end of 2006 and by gathering information from a website called FlatemateWorld, which hold information on rooms for rent in shared accommodation. The research showed a good variety of properties available for rent across the Cambridgeshire sub-region - in terms of age, type of building and size. Cambridge City was the most expensive place to rent and Fenland was the cheapest, with the average monthly cost of a one-bedroom property being £670 and £410 respectively. Rental costs for single rooms are very similar, ranging between £300 and £350 per month across the whole sub-region, and are more likely to be furnished and include utility bills in the monthly rent.

## Estate and lettings agent surveys

This project will be expanded when the results of a recent survey of letting agents are analysed. We sent out surveys to 148 estate agents and 150 letting agents and have had promising responses to each. We've got good coverage in some areas, but have had less response from estate agents in Ely, Littleport, Huntingdon, St Ives, St Neots and Whittlesey, so we are sending an e-mail reminder targeting these towns. We asked about the type of properties in high and low demand; popular and unpopular locations, and we asked estate agents about first time buyers and buy-to-let investors.

If you would like to respond to the survey, or if you have contacts in the industry, please contact Polly Jackson at [polly.jackson@cambridgeshire.gov.uk](mailto:polly.jackson@cambridgeshire.gov.uk) who will be happy to send you the survey and looks forward to hearing from you. The findings of this survey and another one of estate agents will be available in May 2007.

## What might the final HMA look like?

The first stage of our Housing Market Assessment is due to complete in May 2007, and will combine a wealth of information from a variety of sources. Amongst all that information there is a danger of getting lost and losing perspective on the housing sub region, and for individual districts.

To help people use the HMA and to navigate through it, we are suggesting a structure which supplies all the necessary levels of information, and helps people understand the source and reliability of the information used.

This includes:

- ▶ a high-level picture of housing markets across our sub-region, including the main issues listed in the guidance, such as

demographics, house prices, affordability, links to land availability and plans to build.

- ▶ a section on each of the 7 local authorities within the housing sub region, again covering all the main issues and highlighting areas for future work.
  - ▶ technical supporting documents providing all the data used, dates, sources and any notes on reliability and assumptions.
- We will also look at the possibility of using computerised maps to help make sense of all the data. This will also allow us to create “pictures” of trends and changes.



*The HMA will need to be available in a variety of formats including on-line*

## How is the project structured?

One of the comments made at the 7th February event was about the structure of the Cambridge approach, and roles, responsibilities and links between the various groups involved in the assessment.

Another issue was the involvement of all relevant stakeholder sin the process, so we have set out for you a diagram of how the project is being run, to try to clarify this.

If you have colleagues who would like to be involved, please pass their details on to the Project Team and we will get in touch with them.

Group	Role	Membership includes...
<b>Cambridge Sub Regional Housing Board</b>	Commissioned, monitors overall progress of the project.	Chief Housing Officers, a planning rep, National Housing Federation rep, Cambridgeshire Horizons, Housing Corporation, Go-East, EERA, Cambridge County Council
<b>Cambridge HMA Partnership</b>	Includes key stakeholders industry developer and community interests. Involved through briefing notes consultation events and involvement in the project team. Guides, gives feedback and constructively challenges the HMA and the process it follows.	Social landlords, planners, Supporting People, housing developers and land owners, Rural Housing Enablers, builders, estate and lettings agents, EERA, Greater Cambridge Partnership, Key Worker Employers, University, Addenbrookes, the Highways Agency, Primary Care Trust, park homes, other housing sub regions
<b>Cambridge HMA Project Team</b>	A small project team to steer and co-ordinate production of the HMA seeking views from and reporting to CRASH and the Housing Market Partnership.	Cambridgeshire Horizons, English Partnerships, EERA, Go-East, Housing Corporation, the Home Builders Federation and housing and planning reps from the 7 district councils

## Sources of data

The County Research Group has a long and consistent history of gathering information across many agendas for Cambridgeshire.

Although secondary data is already “out there”, and has been collected for reasons other than assessing the Housing Market, it is still extremely useful and can be combined with other trends and forecasts to give a much clearer picture of our housing markets, and the forces which affect them.

As the HMA project’s technical expertise team, they have been continuing to work on all the data available, and for the first time to bring this together to provide the data outlined in the HMA guidance, as well as other relevant local information.

This includes:

- ▶▶ Census information, including population and household changes
- ▶▶ Population, household and dwelling forecasts
- ▶▶ Land registry— information on house prices and changes

- ▶▶ Earnings information—from CACI Paycheck and possibly the Annual Survey of Hours and Earnings
- ▶▶ Local press—private lettings, snapshot of prices in October ‘06
- ▶▶ “Travel to work” areas
- ▶▶ Intermediate housing needs, though KeyHomes East, our Zone Agent for intermediate tenures and key workers
- ▶▶ Previous housing needs surveys
- ▶▶ Council tax information on empty homes
- ▶▶ Housing stock numbers and changes
- ▶▶ Affordable housing rent levels
- ▶▶ People waiting for affordable housing and moving into social housing, whether council or housing association
- ▶▶ Numbers of homeless applications and acceptances and people living in temporary, overcrowded or unsuitable housing
- ▶▶ Future supply of homes from planning projections and our affordable housing supply chain
- ▶▶ Sales of affordable homes under the right to buy and right to acquire
- ▶▶ District planning policies about housing

# The Participation Ladder

As progress is quick and guidance has been a long time coming, we have come together as a housing sub region, to try to progress our housing market assessment.

There are many reasons why we want to get on with the assessment, and why we took the decision to go ahead before the CLG guidance was finally completed.

However this means we've had to work hard to try to involve as many partners and stakeholders as possible. So we've done this in different ways throughout the project to date, and are really keen to continue to involve you, our partners, and to build on your knowledge and expertise on all aspects of the housing market, long-term.

## What have we done so far?

- ▶ Sent out two briefing notes inviting participation and comment.
- ▶ E-mailed invitations and prior warning of events.
- ▶ Involved different interest groups on the project team.
- ▶ Invited a broad range of partners to the events.
- ▶ Launched a web space for housing market assessment documents and progress.
- ▶ Reported progress to the sub-regional chief housing officers and partners.
- ▶ Attended forums which meet already to outline our approach the HMA, including Cambridge Land Owners, Cambridge Development Industry Forum, Supporting People teams, Rural housing enablers, sub-regional housing association partners, other housing sub-regions, Cambridge and Peterborough Chief Planning Officers and Accelerated Planning teams, GO-East (our government office) and EERA.

## What are we planning to do?

We're holding a second event in April 2007 to invite your views.

We're also planning events once the household survey results are in and the HMA is coming together, in May.

Following the guidance, we'll need your views on the robustness of our approach and on the next steps we can take together to continue to build and strengthen it.

We will also need to consult you before we "launch" the first stage of the HMA, to make sure it's as useful and accessible as possible for all its stakeholders.

## How can people get involved?

- ▶ Contact the team via Sue Beecroft, at [sue.beecroft@cambridgeshirehorizons.co.uk](mailto:sue.beecroft@cambridgeshirehorizons.co.uk)
- ▶ Join in with the HMA Partnership and come along to events to share your local knowledge, put your views forward and to make suggestions.
- ▶ Invite colleagues to get involved, send the briefing notes to interested organisations and ask them to make contact with Sue at the above e-mail address if they want to know more.
- ▶ Log on to the web space to get involved in the discussion. You may be able to participate through e-mails instead of attending meetings.
- ▶ If you can't get involved yourself, you can rely on other partners and colleagues to put forward your sector or industry's point of view. You may want to nominate a representative for your sector or industry, or from an existing interest group, to the project team. Please contact Sue with your ideas.



# Who's involved so far?

Sector or group	Organisation
Local authorities	CRASH, Chief Planning Officers and the Accelerated Planning Team
Affordable housing funders & regulators	Housing Corporation
Private Housing Market	Estate and Lettings Agents
Development Industry	English Partnerships Home Builders Federation Cambridge Land Owners Group Cambridge Development Industry Forum
Key Worker Employers	Cambridge University Addenbrookes Primary Care Trust KeyHomes East (zone agent)
Regional Agencies	EERA Go-East Other housing sub regions

Sector or group	Organisation
Support funders and regulators	Supporting People teams
Housing providers	Registered Social Landlords including supported housing providers
Rural housing	Rural Housing Enablers
Other agencies	The Highways Agency Park Homes Cambridge Econometrics Greater Cambridge Partnership Tetlow King Planning Arup (economics and planning) Boyer Planning BBP Regeneration
<b>Others.... Feel free to suggest!</b>	