



## Housing – A Critical Perspective.

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### **Abstract / Initial Proposal Form:**

**1. Paper / Proposal Title:** Understanding the persistence of stalled residential housing development sites

**2. Format:** Written paper

**3. Author(s) Name:** Aisling McCourt and Professor Philip Brown

**4. University or Company Affiliation:** The University of Salford

### **5. Abstract (300 words):**

Announced in 2014, the Greater Manchester Devolution Agreement provides for a £300m Housing Fund affording new ways of unlocking the delivery of housing across Greater Manchester. Where national programmes have failed to deliver the additional housing necessary to meet housing demand in Greater Manchester, the Housing Fund is expected to provide the opportunity to invest in locally prioritised schemes and give the flexibility required to stimulate the market, accelerate growth and increase housing supply. As a result, there is now demand for Greater Manchester local authorities to identify housing schemes which can benefit from this investment and bring forward sites which have previously been held up.

Drawing upon a study of stalled residential housing development sites in Tameside, Greater Manchester, this paper seeks to examine the persistence of stalled sites and to understand why schemes with planning approval have failed to progress. The research upon which this paper is based aimed to unpick the issues behind these delayed

developments and also critically examine the criteria for determining whether a site is stalled. The evidence from Tameside suggests that small developers, with relatively modest stalled development units, rely on access to finance and improvements in the housing market for sites to progress. Through a mixed methods approach, including the analysis of local authority planning data and consultation with owners of a stalled site, the reasons for unimplemented planning permissions are explored.

This paper will propose how the learning from the study will optimise Tameside's position in contributing to residential growth across Greater Manchester, both in identifying a pipeline of viable stalled housing development sites to bring forward with investment, as well as understanding how the role of the local authority can support developers in the advancement of these sites.

## **7. Author(s) Biography (200 words each):**

Aisling McCourt

Researcher, The University of Salford, Sustainable Housing & Urban Studies Unit (SHUSU)

Aisling is a researcher based within the Sustainable Housing & Urban Studies Unit (SHUSU) at The University of Salford. She is an experienced social and economic researcher, having worked in research roles at the Northwest Regional Development Agency, Rochdale Borough Council and, more recently, with Tameside Metropolitan Borough Council and the Association of Greater Manchester Authorities.

Her research interests spans across housing and urban studies, and has involved research into vulnerable groups, empty homes and engaging with hard-to-reach communities. In 2015, Aisling completed a two year Innovate UK funded Knowledge Transfer Partnership on the phenomenon of empty homes and empty home ownership across Greater Manchester. The study was subsequently graded outstanding by Innovate UK. Her more recent research has included a joint study with Salford Business School into creative entrepreneurial start-ups across Manchester; evaluating a local authority intensive keyworker programme for families with complex needs; and understanding fire risks associated with cultural aspects of Black and Minority Ethnic, Faith and Migrant communities.

Philip Brown

Professor, The University of Salford, of Social Change

Philip is Professor of Social Change, Director of the Centre for Applied Research in Health, Welfare and Policy (CARE) and Director of the Sustainable Housing & Urban Studies Unit at The University of Salford. He has led and delivered a wide range of projects for the private and public sector, charitable bodies and European Commission. These projects typically aim to identify and assess the impact of specific policy initiatives

over a variety of topic areas. He has broad research interests having worked in fields as diverse as social inclusion, migration, homelessness, fuel poverty, energy efficiency and regeneration. Philip is a Chartered Psychologist of the British Psychological Society.