

**SA422: HOUSING ECONOMICS AND FINANCE 2008/2009**  
**Seminar 2: Measuring housing demand and need**  
**Week 3: 29 January 2009**

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- 1a. What factors determine the demand for housing?
- 1b. What problems arise when trying to define housing need?
- 1c. Hence what determines the difference between demand and need?

Reading:

- Lecture handouts & notes
- Oxley M, *Economics Planning and Housing* pp 16-27

- 2a. Explain the principal elements of the model that Alan Holmans (and others) use in assessing housing demand and need. What in your view are the strengths and weaknesses of this approach?
- 2b. Compare and contrast this approach to the econometric modelling approach to determining demand used by Meen and others.

Reading:

- Alan Holmans, Sarah Monk & Christine Whitehead *Homes for the Future: a new analysis of housing need and demand in England*, Shelter Research Report, November 2008
- More detail of approach in Holmans *Housing Demand and Need in England 1996-2016*, TCPA, 2001
- *New and higher projections of future population in England*, TCPA Tomorrow Series paper 10, 2008
- Holmans A & Whitehead C, "Housing the next generations" *Town and Country Planning* Vol 74 No 10, October 2005 (on TCPA website)
- Meen et al, *Affordability Targets: Implications for Housing Supply*, (ODPM website at:  
<http://www.communities.gov.uk/publications/housing/affordabilitytargetsimplifications>)