



More than Markets
Mutual and Co-operative Housing in the UK
Kevin Gulliver, Chris Handy and John Morris
Foreword by Ed Mayo, General Secretary of Co-operatives UK
Introduction by Tammin Stirling, Chair of Iron Aton Community Housing

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AGENDA

England – Yes or No? Maybe I'll Never Know

Think about advantages immigration has brought

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In the Shadow of Tolkien's Tower
A Case Study of Community, Ethnicity & Cohesion on Birmingham's 'Waterworks Estate'
Adrian Jones & Kevin Gulliver
Foreword by Elaine Edington, Strategic Director for Homes & Neighbourhoods, Birmingham City Council
Introduction by Mike Priday, Chair of the Tident Social Investment Group

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WELLBEING

Cities don't have to be places where people struggle to survive while trying to suppress the feeling that something important is missing. Kevin Gulliver outlines a vision for human cities

Urban enlightenment

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Unequal Lives?
Mapping Health Inequalities in Birmingham's Asian Communities
Kevin Gulliver & Peter Patel
Foreword by Ranjit Sandhi CBE Chair of the Heart of Birmingham (Teaching) Primary Care Trust

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HUMAN CITY INSTITUTE

KEY WORK 2008-2016

November 2016



Investigating Exclusion, Promoting Solutions, Building Futures

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Overview

Below is an overview of the work of the Human City Institute (HCI) from 2008 to 2016. HCI is an independent charity, with a history stretching back to 1995. In 2016, HCI marks its 21st anniversary. More information about HCI, its vision, mission, values and research themes can be seen on page 14.

Since HCI was re-shaped as a research charity and think-tank in 2008, it has undertaken work valued at more than £1.5m in cash and 'in kind', with income from sponsors, grant-making trusts, public bodies and sales. With this investment, HCI has produced:

- ***Sixty-seven research reports on a variety of topics (including realising the 'human city': equality and diversity; social value, social investment and VFM; community and resident surveys; housing and regeneration policy; austerity, financial exclusion and welfare reform; mutualism and the 'Big Society'; and green issues)***
- ***Three books and two chapters in academic books***
- ***Twenty think-pieces, research summaries and bulletins***
- ***Thirteen conference papers, academic articles and consultation submissions***
- ***Twenty-six annual lectures, launches and roundtables***
- ***More than 250 articles, blogs and news mentions in the national, local and trade media***
- ***Has established ten research commissions and campaigns***
- ***Worked with more than eighty academic, think-tank and practitioner partners (especially housing associations, public bodies, charities and social enterprises)***

Reports – Realising the Human City

- Realising the Potential: The Human City Institute Corporate Plan 2010 to 2013 (HCI)
- Building on Achievement: The Human City Institute Annual Report 2013/14 (HCI)
- Building the Human City: The Origins and Potential of HCI (HCI)
- Manifesto for the Human City: Realising the Potential of Citizens and Communities (HCI – forthcoming)
- A Human City Index: Measuring the Good Society (HCI – forthcoming)

Reports – Equality and Diversity

- Working with the Muslim Community: A Case Study (for Ashram Housing Association)
- The Unexpected Community: The Needs and Aspirations of Birmingham's Somali Community (for Trident Social Investment Group and AMANA)

- The Housing and Support Needs in Walsall of People with Mental Health Problems (for the Walsall Mental Health PCT)
- From the Community, For the Community: Shahjalal Housing Co-operative Prospectus 2010 (for Shahjalal Housing Co-operative)
- Unequal Lives: Mapping Health Inequalities in Birmingham's Asian Communities (HCI)
- We Don't Do Bingo: Seventh Day Adventists in Birmingham (for Trident Social Investment Group and the Seventh Day Adventist Church)
- State of Play: The Characteristics, Needs and Aspirations of Older People Living in Social Housing (for Hanover)
- In the Shadow of Tolkien's Tower: A Case Study of Community, Ethnicity and Cohesion on Birmingham's 'Waterworks' Estate (for Birmingham City Council)
- The Community Needs of Vietnamese Households in Birmingham (HCI)
- The Needs of Gypsy and Traveller Communities in the Midlands (HCI)
- Rainbow Rising? LGBT Communities, Social Housing, Equality and Austerity (HCI)
- The Untold Story: The Bangladeshi Community in Birmingham (for Shahjalal Housing Co-operative)
- Progress on Equality and Diversity: Housing BME Communities in the North-West (for Progress Housing Group)
- Deep Roots, Diverse Communities, Dedicated Service: The Legacy, Value and Future Potential of Black and Minority Ethnic Housing Organisations in England (for BMENational, NHF, CIH, Placeshapers and a range of HA sponsors)
- BME Housing Organisations: Responding to the Challenge, Shaping a Sustainable Future – BMENational Prospectus and Forward Strategy 2015 to 2020 (for BMENational)
- People, Place, Policy: Scoping the Inquilab Housing Association Corporate Plan 2016 to 2021 (for Inquilab HA)
- Growth, Community and Diversity: The Inquilab HA Corporate Plan 2016 to 2021 (for Inquilab HA)
- Forty Years of Struggle: A Window on Race and Housing, Disadvantage and Exclusion (for BMENational)
- The Community and Housing Needs of Irish People (HCI – forthcoming)
- The Community Needs of Chinese Households in Birmingham, Liverpool and Manchester (HCI - forthcoming)
- Rainbow Rising II? Housing, Welfare and Life Chances: LGBTQI Communities in England (with Gentoo and the Peter Tatchell Foundation – forthcoming)

Reports – Social Value, Social Investment and VFM

- Measuring-Up: The Social Value and Community Impact of Social Landlords (HCI – physical, economic, social and environmental – PESE – value estimation model)
- Exceeding Expectations: Trident's Social Accounts 2010-2012 (for Trident Social Investment Group)
- Grounded Growth, Dedicated Delivery: Trident's Social Investment Strategy 2013-2018 (for Trident Social Investment Group)
- Shaping Our Future: Two Rivers Housing and Community Investment (for Two Rivers Housing)

Reports – Community and Resident Surveys

- Matrix Housing Partnership STATUS and Quality of Life Survey and Report (for the Matrix Housing Partnership)
- Rooftop STATUS Survey – Re-analysis (for Rooftop)
- STATUS Survey (for the Accord Group)
- STATUS Survey (for Ashram Housing Association)
- STATUS Survey (for Caldmore Housing Association)
- STATUS Survey (for Rooftop Housing Group)
- STATUS Survey (for Trident Social Investment Group)
- STAR PLUS Survey (for Trident Social Investment Group)
- Community Engagement and Resident Involvement (CERI): Options for Trident (for Trident Social Investment Group)
- STAR PLUS Survey (for Inquilab Housing Association)

Reports – Housing and Regeneration Policy

- Breaking the Mould of Regeneration (HCI)
- Hills, Cave and After: Renewing Social Housing (with CURS, University of Birmingham)
- Counting Costs: The Economic and Social Impact of Reduced Mobility in Social Housing (for the Circle Group)
- Affordable, Flourishing, Fair: A Manifesto to Save and Extend Social Housing (with SHOUT, the campaign to save social housing)
- A New Deal for Tenants: Scoping a Precariat Charter for Social Housing (for the Matrix Housing Partnership)

- State of Play: The Characteristics, Needs and Aspirations of Young People Living in Social Housing (for Nottingham Community Housing Association and Knightstone Housing Association)
- A Matter of Mobility: Enhancing Life Chances in Social Housing (for the Circle Group)
- Accelerating Prosperity through Housing in the West Midlands (for the WMCA, NHF, CIH and arrange of housing associations)
- Beacons of Hope II: The Past, Present and Future of Community-Focussed Housing Associations in England (with various – forthcoming)

Reports – Austerity, Financial Exclusion and Welfare Reform

- Mapping Fuel Poverty in South-East Birmingham (for South Birmingham Independent Commissioners)
- Investigating Exclusion, Promoting Solutions, Building Futures: The Human City Institute 2007-2010 (HCI)
- Beacons of Hope: The Historic Role of Housing Associations Tackling Poverty, Disadvantage and Inequality (for the Matrix Housing Partnership)
- Living on the Edge: Financial Exclusion and Social Housing (for Compass, the Z2K Trust and Trident Social Investment Group)
- On the Margins: Debt, Financial Exclusion and Low Income Households (for the End Legal Loan-Sharking Campaign and Compass)
- All in it Together: Measuring the Impact of Austerity, Housing Strategy and Welfare Changes on Vulnerable Groups in Social Housing (for the Aster Group and Trent & Dove)
- Beyond the Margins: Debt, Financial Exclusion and Social Housing (for the End Legal Loan Sharking Campaign, Compass, Trident Social Investment Group and WM Housing Group)
- The Costs of Living: The Experience of B3 Living's Broxbourne Tenants (for B3 Living)

Reports – Mutualism and the Big Society

- Forging Mutual Futures; Mutual and Co-operative Housing (for the Commission on Co-operative and Mutual Housing with University of Birmingham)
- Bringing Democracy Home (for the Commission on Co-operative and Mutual Housing in partnership – with CCH)
- More than Markets: Mutual and Co-operative Housing in the UK (for the Commission on Co-operative and Mutual Housing with Co-operatives UK and the Confederation of Co-operative Housing)
- Can Mutualism Rescue the Reputation of Social Housing? (for various mutual organisations, housing co-operatives and resident-led organisations – forthcoming)

Reports – Green Issues

- Green Houses: Climate Change, Fuel Poverty and Housing Policy (for the West Midlands Regional Development Agency, Advantage West Midlands)

Books and Chapters

- Forging Futures: A Modernisation Agenda for Housing, Consumers and Communities (for the Matrix Housing Partnership)
- Housing Chapter in University of Derby Social Policy Textbook (ed. Professor Guy Daly)
- Contribution to the Housing Chapter in the Co-operative Advantage (Co-operatives UK, editor Ed Mayo, Chief Executive of Co-operatives UK)
- Forging Futures II: Shaping Place, Homes and Services (for the Matrix Housing Partnership)
- Valuing the Village: How Housing Associations Support the Rural Economy and Communities (for the Rooftop Housing Group and Trent & Dove)

Think-Pieces, Research Summaries and Bulletins

- A Spotlight on Key Housing Issues (HCI)
- Public Debt, the Comprehensive Spending Review 2010 and the Potential Effects on 'Human' Cities (HCI)
- One Size Fits All? – Meeting the Needs of Black and Minority Ethnic Older People in Mixed Ethnicity Accommodation for Older People (for Hanover)
- Mutuality Rising: The Role of Co-operative Housing in the Big Society (for Compass)
- Austerity, Welfare Reform and Social Housing: A Briefing (HCI)
- Towards a One Nation Housing Policy (for Compass)
- Rent Asunder: The Changing Face and Costs of Social Housing Estates (HCI)
- What We Have Done for Others: Social Housing and the Return of Commercial Philanthropy (for Black Country Housing Group)
- Good Neighbours? Older Social Tenants and the 'Human City' (for Hanover)
- Beyond the Margins Survey: Summary of Results for Trident SIG (for Trident Social Investment Group)
- Beyond the Margins Survey: Summary of Results for WM Housing Group (for WM Housing Group)
- Deep Roots, Diverse Communities, Dedicated Service: CIH Conference Summary (for BMENational, NHF, CIH, Placeshapers and a range of HA sponsors)

- Furnishing Homes, Furnishing Lives: An Initial Discussion of How Furnished Tenancies Support Sustainable Communities (for the FRC Group)
- Housing Associations and the 'Completions' Controversy: Mass House Builders or Social Purpose Enterprises? (HCI)
- The People's Service?: NHS Reforms, Public Health and Health Inequalities in England (HCI)
- A Fairer Way?: How a UK Windfall on Wealth Tax Could Reduce the Deficit, Re-balance the Economy and Secure a Prosperous Future for the British People (possible project under discussion)
- Black and Minority Ethnic Housing Organisations: Legacy, Value and Future Potential (A Better Housing Briefing for the Racial Equality Foundation)
- Can Mutualism Rescue the Reputation of Social Housing? (CIH)
- Deep Roots, Diverse Communities, Dedicated Service: Summary for BMENational Conference (for BMENational, NHF, CIH, Placeshapers and a range of HA sponsors)
- Does the UK Have a Welfare Dependency Culture? (HCI – forthcoming)

Conference Papers, Academic Articles and Consultation Submissions

- Homes for the Future – submission to DCLG about the Housing Green Paper
- Social Investment Options for Trident: A Discussion Paper
- Briefing Paper for Alison Seabeck, Shadow Housing Minister
- Mobility Matters: Reflections on Social Housing – submission to Lord Best's SMASH Taskforce
- Giving Hope, Changing Lives – submission to the Birmingham Social Inclusion Process
- Mutualism Offers an Alternative Vision – London School of Economics (Politics)
- Lyons Review of Housing (for the Labour Party) – submission
- Mutualism Offers Housing More than Markets (Journal of Co-operative Studies)
- Who's Value for Money? – Housing Perspectives on VFM, Social Value and Social Accounting (Housing Studies Association conference)
- BME Communities and Health Inequalities (briefing note for BMENational for CIH Health and Housing conference)
- VFM and Social Value: Scoping an Integrated Approach (HCI and University of Coventry – forthcoming)
- West Midlands Combined Authority (WMCA) Land Commission – submission
- Homes and Communities Agency (HCA) E&D Strategy Consultation – submission

Annual Lectures, Launches and Roundtables

- Launch of 'Breaking the Mould of Regeneration' (Woodbrooke Quaker Centre)
- Launch of 'The Unexpected Community' (Woodbrooke Quaker Centre)
- Launch of 'No Community Left Behind' – (BCC)
- Roundtable – 'Health Inequalities in Birmingham' (Raj Doot)
- Annual Lecture – 'Unequal Lives' (with Ranjit Sondhi, Chair of the HoBPCT, Racial Equality campaigner and a BBC Trustee)
- Roundtable – 'Housing Associations Creating Social Value' (NHF conference)
- Annual Lecture – 'The Future of the Human City' (with Professor David Clark, founder of HCI in 1995 and Director until 2001)
- Roundtable – 'Older People and the Human City' (NHF conference)
- Launch of Trident Social Accounts and Social Investment Strategy (CIH conference)
- HCI 15th Anniversary (Malmaison Hotel, Birmingham)
- Annual Lecture – 'Birmingham's Council Housing' (with Lynsey Hanley, Guardian journalist and author)
- Roundtable – 'The Future of BME Housing Organisations' (NHF conference)
- Launch of 'More than Markets' (NHF conference with Ed Mayo, Chief Executive of Co-operatives UK)
- Roundtable – 'Commercial Philanthropy' (new Library of Birmingham)
- Roundtables x 6 – 'The Future of BMENational' (these were undertaken – London x 2, WM, EM, NW, Y&H)
- Annual Lecture – 'Austerity and LGBT Communities' (with Peter Tatchell, Human Rights campaigner and head of the Peter Tatchell Foundation)
- Roundtable – 'The Future of BME Housing' (NHF Conference)
- Annual Lecture – 'What Next for Social Housing' (with David Orr, Chief Executive of the National Housing Federation)
- Launch – 'Deep Roots, Diverse Communities, Dedicated Service' summary launched alongside a stand at the CIH conference.
- CIH Health and Housing Conference Session – with Jackie Adusei, Chief Executive of Ekaya Housing Association, around health inequalities and BME communities
- Annual Lecture – 'Poverty and Social Capital in Cities' (with Julia Unwin, Chief Executive of the Joseph Rowntree Foundation)

- Roundtable – ‘WMCA: Housing Needs and Demand’ (Housing&Care21)
- Roundtable – ‘WMCA: Housing Supply, Access and Affordability’ (Black Country Housing Group)
- Roundtable – ‘WMCA: The Housing Role of the WMCA’ (Coventry University)
- Seminar – ‘Accelerating Prosperity through Housing in the West Midlands’ (University of Birmingham)
- Annual Lecture – ‘The Future of British Cities’ (with Professor Danny Dorling, Human Geographer and Author, University of Oxford – forthcoming)

Commissions and Campaigns

- Commission on Co-operative and Mutual Housing ~ A research commission and campaign involving Co-operatives UK, CCH, NFTMOs, Co-Housing Network, CLTs, CIH, NHF and a number of housing associations. The campaign helped shape the policy environment ahead of the General Election 2010 through a range of influencing forums, the media and a Parliamentary launch of the final report.
- End Legal Loan Sharking ~ The campaign was run with Compass, the political pressure group and a number of charities. Stella Creasy MP and Ian Austin MP were the two main politicians involved. HCI undertook research culminating in three research reports which contributed to the introduction of financial regulation and interest capping for the high-cost credit industry. HCI also obtained a full page feature in the Observer.
- Enhancing Mobility ~ Developed with the Circle Group, this campaign has seen HCI produce two research reports with extensive coverage in the national media, including the FT, Times, Guardian and the housing trade press. The campaign influenced the creation of the National Mutual Exchange service. HCI's research also informed Lord Best's CIH report on social mobility and social housing.
- Highgate's Hidden Histories ~ HCI won a grant from the Heritage Lottery Fund to work with schools and the inter-faith forum in the Highgate area of Birmingham to explore the history of migration into Highgate since the late 19th Century. Raising the profile of Highgate's history and enthusing local children about social and community history are two key project aims.
- SHOUT Save Social Housing ~ HCI has played a part in the SHOUT campaign, including being an Executive member, co-authoring the SHOUT Manifesto, and supporting the Capital Economics report 'Building New Social Rent Homes'. HCI also provides support to SHOUT's media work, writing articles and blogs.
- BME Housing in England ~ HCI partnered BMENational, the representative organisations for BME housing organisations in England, to undertake research about the legacy, value and future potential of BME housing organisations within the context of a rapidly changing operating environment. Key outputs included research summaries and reports, a

prospectus and forward strategy, promotion of the work of BME housing organisations in the media, a major presence at the CIH and NHF conferences, and a report launch at the BMENational conference.

- End Furniture Poverty ~ This is a research project and campaign, developed with Liverpool's FRC Group, one of the country's major social enterprises, to underscore the problems of furniture poverty as part of the fall-out from the abolition of the Social Fund. Launched at the CIH conference in June 2015, the campaign's first event was a roundtable at the NHF conference in September 2010 with Julia Unwin, the Chief Executive of the Joseph Rowntree Foundation. HCI has produced an initial policy paper and a new report is due.
- Reviving Rural Communities ~ This was a campaign built around a range of research to highlight some of the social and economic problems of left behind rural communities. The campaign also illustrated the crisis of affordable housing in the countryside and how NIMBYISM and changes to planning, arising from the Localism Act, have stunted housing supply. The campaign saw the publication of research about rural housing, community and economic needs, culminating in the publication of 'Valuing the Village' – a consultative document including the views of rural people in case study villages.
- WMCA and Housing Issues ~ One of the major urban devolved authorities – the West Midlands Combined Authority (WMCA) – has a remit for economic development and transport infrastructure investment, but housing didn't figure highly. The campaign, run with Futures Network West Midlands, included the production of a major research report, stakeholder roundtables, coverage in the media and liaison with the WMCA, to raise the profile of housing issues in the West Midlands.
- A Spotlight on Ethnic Inequalities ~ HCI produced a report in October 2016 with BMENational to coincide with Black History Month, the 40th anniversary of the Race Relations Act and the 30th anniversary of the Housing Corporation's BME Housing Strategy 1986. The report on 'race and housing, disadvantage and exclusion' issues, looking back and looking forward, formed the platform for the campaign. HCI obtained significant coverage in the national and trade media. The campaign reached its highpoint during the BMENational conference towards the end October 2016.

Articles, Publicity and Social Media

HCI has achieved major publicity for the charity and the issues upon which it campaigns. Since 2008, more than 250 articles and blogs have been placed in the national, local and trade media alongside 150+ news releases.

Some articles have been ghosted for high-ranking politicians, senior social housing and third sector representatives, and other public figures. Regular contributions have been made to the Guardian, the Observer, the Independent, the FT, the Times, Inside Housing, 24Housing magazine, New Start, ROOF, Health Services Journal, Third Sector journal, Co-operatives News, Left Foot Forward, LSE Politics and Policy blog, and CLASS think-tank blog.

The estimated value of this publicity exceeds £1m using a conservative Advertising Costs Equivalent (ACE) uplift of 2.5times cost of column inches.

HCI has a highly visible social media presence with more than 2,500 followers on twitter for example. Social media has been a very effective way of developing partnerships, raising funds, promoting work and disseminating research findings. HCI has a well-visited website, which is currently being redesigned.

Working with Partners

HCI has formed partnerships with the Smith Institute, Compass, Brightblue, the Centre for Community Research, the Heritage Lottery Fund, M-E-L Research, working on research and campaigns. In 2011, HCI was voted 'one to watch' in Prospect magazine's 'think-tank of the year' awards.

HCI has worked with the University of Birmingham for many years on a series of research projects. HCI has provided six month internships to graduates of the social policy course offering earnings above the Real Living Wage. HCI is now developing a relationship with the University of Coventry through its links with HCI Trustee Professor Guy Daly.

HCI has worked with a range of housing associations, charities and social enterprises, as well as a number of public agencies. These include:

- Accord Group
- Advantage West Midlands
- Acclaim Housing Group
- Affinity Sutton
- Amicus Horizon
- Ashley Community Housing
- ASRA Housing Group
- Ashram Moseley HA
- Aster Group
- B3 Living
- Birmingham City Council
- B'ham Chinese Consultative Committee
- Black Country Housing Group,
- BMENational and a range of BME HAs
- Bolton at Home
- Caldmore HA
- Calico
- Cara HA
- Chartered Institute of Housing,
- Circle Group
- Commission on Co-operative and Mutual Housing
- Compass
- Confederation of Co-operative Housing,
- Co-operatives UK
- DORCAS Community HA
- Enterprising Communities Partnership
- EMH Group
- End Loan Sharking Campaign
- Family Mosaic
- FRC Group
- Gentoo

- Hanover
- Highgate Inter-Faith Forum
- Housing Diversity Network
- Innisfree HA
- Inquilab HA
- Knightstone HA
- Leeds Federated
- Liverpool Housing Trust
- Liverpool Mutual Homes
- Matrix Housing Partnership
- National Housing Federation
- Nottingham Community HA
- Oldham Housing Partnership
- Peter Tatchell Foundation
- Pioneer Group
- Placeshapers
- Progress Housing Group
- Racial Equality Foundation
- Riverside
- Rochdale Boroughwide Housing
- Rooftop Housing Group
- Saltley and Small Heath SRB Partnership
- Seventh Day Adventist Church
- Shahjalal Housing Co-operative
- SHOUT Save Social Housing Campaign
- Soha HA
- Sovini Group
- South Birmingham Independent Health Commissioners
- Stonewater Group
- Swan HA
- Together Housing Group
- Trafford Housing Group
- Trent and Dove
- Trident HA
- Two Rivers
- Walsall Mental Health PCT
- West Midlands Combined Authority
- WM Housing Group
- Z2K Trust

About the Human City Institute

MISSION

The Human City Institute is a charitable research institute and 'think-tank', dedicated to investigating exclusion, promoting solutions and building the futures of human cities.

HCI is committed to exploring social exclusion, social justice and inequality, sustainable communities, issues around faith and ethnicity, health, housing and urban policies, quality of life and happiness, and campaigning on behalf of the disadvantaged, so promoting more human cities that meet the future needs and aspirations of their residents.

VALUES

People-Focused

Human cities begin with putting people and their needs first.

Community Well-being

Wellbeing, happiness and quality of life are intrinsic to human communities.

Social Justice, Equality and Diversity

Enhanced social justice and greater equality foster fairer and more human societies.

No Community Left Behind

Community, ethnic and faith-based disadvantage is a core concern.

Sustainability

Sustainable environments are vital for the development of more human cities.

Evidence-Focused

Development of solutions and futures is based on research evidence.

Innovative and Informative

Solutions and their communication need to be innovative and informative.

Partnership

Working with others is fundamental to a human city approach.

Involvement

Involvement of communities and other stakeholders is central the research ethos.

RESEARCH THEMES

HCI has developed a vision for its work built upon a thematic research programme that incorporates seven key themes. These seven themes not only relate to current and likely future policy concerns, but also have their roots in the historic work of HCI:

- **REALISING THE HUMAN CITY** ~ Overview of 'human cities' including measurement via indices and Incorporating longitudinal and case studies of human neighbourhood projects and approaches and their dissemination.

- **NO COMMUNITY LEFT BEHIND** ~ Including the geography of faith, BME and lifestyle groups and their relative socio-economic exclusion and inequalities between communities, and ways of aiding their progress within 'human cities'.
- **SOCIAL EXCLUSION, INVESTMENT and INNOVATION** ~ Covering the role of social investment approaches and development of innovative, social enterprises within communities to alleviate poverty and disadvantage via innovation.
- **SOCIAL JUSTICE and INEQUALITY IN HEALTH, WEALTH and LIFE CHANCES** ~ Exploring inequality impact on health, wealth and life chances and how to further social justice.
- **PUBLIC and SOCIAL VALUE, MUTUALISM and THE BIG SOCIETY** ~ Involving comparative studies of public and social value, mutual and co-operative, community and neighbourhood-based approaches to realise the 'human city'.
- **NEW VISIONS FOR HOUSING** ~ Involving development of new perspectives on how housing in the UK might be made fairer, greener and more affordable with a flourishing social housing sector.
- **COHORT STUDIES** ~ Exploring the needs and aspirations of age and lifestyle cohorts such as young and old people, various LGBT communities.

TRUSTEES

- Dr Abigail Robson (interim Chair)
- Professor Guy Daly
- Georgia Edmonds
- Maria Hughes
- Judith Jenner
- Dr Jill Jesson
- Reverend Peter Middleton
- Malik Ullah

SUPPORT

- Kevin Gulliver - Director
- Dawn Prentice – Public Affairs Manager

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