

1. Record Nr.	UNINA9911018819303321
Titolo	Housing economics and public policy : essays in honour of Duncan Maclennan / / edited by Tony O'Sullivan and Kenneth Gibb
Pubbl/distr/stampa	Oxford, UK ; ; Malden, MA, USA, : Blackwell Science, 2003
ISBN	9786611318604 9781281318602 1281318604 9780470790076 0470790075 9780470690680 0470690682 9780470680414 0470680415
Descrizione fisica	1 online resource (352 p.)
Collana	Real estate issues
Classificazione	71.83
Altri autori (Persone)	O'SullivanTony GibbKenneth MaclennanDuncan
Disciplina	333.33/8
Soggetti	Housing policy Housing Housing policy - Great Britain Housing - Great Britain Huisvesting Huisvestingsbeleid 4.240
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	"RICS Foundation"--Cover.
Nota di bibliografia	Includes bibliographical references (p. [283]-317) and index.
Nota di contenuto	Housing Economics and Public Policy; Contents; Contributors; Preface; Acknowledgements; 1 Introduction; Perspectives on theory; Policy and practice; Contributions to this book; Recurrent themes and key issues for the future; 2 Urban Housing Models; Introduction; Urban residential trade-off models; Filtering in urban housing markets; Simulation

models of urban housing; Conclusions; 3 Segmentation, Adjustment and Disequilibrium; Introduction; The causes and consequences of housing market segmentation; A model of housing market disequilibrium; Urban housing sub-market identification; Conclusions 4 Transactions Costs and Housing Markets Introduction; A taxonomy; A simple model of transactions costs; Some policy implications; 5 Hedonic Pricing Models: a Selective and Applied Review; Introduction; What is a hedonic price index?; Repeat sales models; The roots of hedonic price models; Conceptual issues in hedonic modelling; Specification issues; Hedonic modelling: the current position; Examples of applications; Concluding thoughts; 6 Housing, Random Walks, Complexity and the Macroeconomy; Introduction; The relationship between housing and the macroeconomy; Are house prices predictable? Conclusions 7 Taxation, Subsidies and Housing Markets; Introduction; Distributional issues; Tax arbitrage; Taxation, inefficiency and market processes; Concluding comments; 8 The Economics of Social Housing; Introduction: the role of economic analysis in social housing; Efficiency reasons for social housing provision; Housing as a means of redistribution; The governance of housing; Conclusions; 9 Neighbourhood Dynamics and Housing Markets; Introduction; Defining neighbourhood; Idiosyncrasies of neighbourhood; How neighbourhoods come to be; Changes in neighbourhood Implications for neighbourhood regeneration policy Summary and conclusion; 10 Access to Home Ownership in the United States: the Impact of Changing Perspectives on Constraints to Tenure Choice; Introduction; Constraints to tenure choice - theory and empirical evidence; Wealth constraints and racial differences in ownership in the United States; Implications for the affordability debate; Summary and conclusion; 11 Planning Regulation and Housing Supply in a Market System; Introduction; Researching housing supply; Planning and regulation of land use; Setting up an inter-urban panel model Model results Conclusions; 12 Economics and Housing Planning; Introduction; The policy and institutional framework; Housing plans in practice; The land use planning system and housing planning; The roots of the problem; Conclusions; 13 The Right to Buy in Britain; Introduction; Policy objectives; The evidence base for the 1980 legislation; Subsequent research on the statutory Right to Buy; The relationship between policy and research; The modernised or strategic Right to Buy in Scotland; Conclusions; 14 The Political Economy of Housing Research; Introduction  
Housing research resumes after World War II

---

## Sommario/riassunto

This book is a timely assessment of 20 years of progress in the field of housing economics and its application to policy and practice. Two decades on from the publication of Duncan MacLennan's influential *Housing Economics*, 16 leading housing experts - both academics and policy makers from across the world - now honour MacLennan's contributions. The chapters here present a contemporary survey of key issues in housing, from urban housing markets and sub-market modelling, to the economics of social housing, the basis for housing planning, economic analysis of neighbourhoods,

---