

# ***Housing and Productivity Research Consortium***

## ***Project 1: Housing and the Economy Scenarios for Australia to 2025 and 2045***



- *2020 Extending Economics Cases for Housing* identified key research questions about the links between housing outcomes, productivity, stability and affordability
- Signalled an imperative for a significant pivot in the development of housing policies in Australia and elsewhere:
  - ❖ Persistent and rising homelessness
  - ❖ Lengthening queues for affordable rental housing
  - ❖ Pervasive affordability pressures for middle and lower-income households
  - ❖ The rise of *Generation Rent* and *Rentvesting*
- All suggest that well-established patterns in housing choices and careers may no longer hold (impact of COVID 19?)
- Earlier research suggests the effects of high housing costs had reduced the productivity of human capital in significant ways – major economic productivity effects

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- The aim of the research is to develop a clear understanding of the potential dynamics of the Australian housing system over the longer term (25 – 45 years)
- It will involve a range of leading housing economists and industry experts in a high level and strategic moderated ‘debate’ that will synthesise a range of informed opinions as to how the Australian housing system will evolve into the foreseeable future
- Two components:
  - Literature review* – what is the evidence on the productivity impacts of housing costs on the wider economy
  - Delphi study*:
    - ❖ Seeks to harness the views of an ‘expert panel’ on the future of the Australian housing system through a scaled survey questionnaire
    - ❖ This will generate a composite picture of this future by synthesizing the collective view
    - ❖ This collective view is then tested with selected participants through follow-up in-depth interviews allowing further refinement



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	2020							2021	
Research Stage	J	J	A	S	O	N	D	J	F
Project set-up	■								
Stage 1: Literature review and key data		■	■						
Stage 2: Delphi survey									
Panel recruitment		■	■						
Survey design and dispatch			■	■					
Response report				■					
Follow-up interviews					■				
Synthesis report						■			
Stage 3: Project report finalisation							■	■	
Housing and Productivity Summit									■

### Research Team:

- Lead: Prof Duncan Maclennan (University of Glasgow)
- Prof Bill Randolph (UNSW)
- Prof Hal Pawson (UNSW)
- Prof Chris Leishman (Adelaide University)