Department	School of Engineering and the Built Environment
Supervisors	Dr Cletus Moobela
Project Title	Spatial Housing Market Spill-overs in the UK

PROJECT DESCRIPTION

The housing market is undoubtedly an important contributor to both the UK economy and people's quality of life and well-being. Changes in house prices can affect many stakeholders in the market, including homeowners. However, the dynamics of housing markets can be difficult to predict, which hampers effective decision making. One of the contributing factors to the complexities of housing markets comes from spatial spill-overs, i.e. the extent to which particular housing markets are affected by the dynamics in housing markets of another region or spatial location. Mapping and quantifying the importance of these spatial housing market spill-overs as well as the effects of selected event shocks on house prices should reveal important causal factors that would aid decision-makers and practitioners in terms of devising interventionist mechanisms. Spill-overs in housing markets have been researched elsewhere (US, Australia, etc.) but not quite so in the UK housing markets, and non of the previous stuidies have used spatial mapping tools.

Research proposals are invited that will focus on regional / spatial housing market spill-overs in the UK. It is expected that study will be aided by the use of Geographic Information System (GIS) software tools, such as Maptitude, to provide visual and quantitative analyses of historic house prices in selected regions. The study is expected to not only extend knowledge boundaries but equally be of practical benefit to a diversity of stakeholders, including policy-makers, regulators, and practitioners. With such knowledge resources, policy-makers / regulators could control the long-term influencing factors in the UK housing markets. Equally, planning authorities could devise and discern predictive patterns of land use in their decision-making with regard to housing markets.

Prospective applicants are encouraged to contact the Supervisor before submitting their applications. Applications should make it clear the project you are applying for and the name of the supervisors.

Academic qualifications
A first degree (at least a 2.1) ideally in the built environment with a good fundamental knowledge of housing markets and / or planning.

English language requirement
IELTS score must be at least 6.5 (with not less than 6.0 in each of the four components). Other, equivalent qualifications will be accepted. Full details of the University's policy are available online.

Essential attributes:

- Experience of fundamental principles affecting housing markets
- Competent in economic principles around the built environment
- Knowledge of quantitative methods
- Good written and oral communication skills
- Strong motivation, with evidence of independent research skills relevant to the project
- Good time management

Desirable attributes:
Basic awareness of GIS or similar mapping systems

Indicative Bibliography	Irwin, E. G and Bockstael, N. E. (2001). The Problem of Identifying Land Use Spillovers: Measuring the Effects of Open Space on Residential Property Values. American Journal of Agricultural Economics. 83, No. 3, pp. 698-704 Autor, D. H., Palmer, C. J. and Pathak , P. A. (2014). Housing Market Spillovers: Evidence from the End of Rent Control in Cambridge, Massachusetts. Journal of Political Economy, 122, 467-717
Enquiries	For informal enquiries about this PhD project, please contact Dr Cletus Moobela at: c.moobela@napier.ac.uk
Web page	https://www.napier.ac.uk/research-and-innovation/research-degrees/application-process