

**Policy Forum for Wales Keynote Seminar**  
**Priorities for housing policy in Wales - supply, renting and affordability**

Timing: Morning, Wednesday, 15<sup>th</sup> February 2017

Venue: Park Inn Hotel, Mary Ann Street, Cardiff CF10 2JH

Agenda subject to change



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- 8.30 - 9.00 Registration and coffee
- 9.00 - 9.20 **Equality, Local Government and Communities Committee: progress so far and priorities for action:**  
**John Griffiths AM**, Chair, Equality, Local Government and Communities Committee  
Questions and comments from the floor
- 9.20 - 9.30 **'Regulation in a time of change'**  
**Ian Williams**, Deputy Director, Sector Development, Housing and Regeneration, Welsh Government
- 9.30 - 10.20 **Ensuring access to housing in the social and private rental sectors and supporting responsible landlords**  
*Will mandatory registration and training for all landlords in Wales, introduced as part of the Housing (Wales) Act 2014, be successful in raising standards and tackling rogue landlords in the private rented sector across Wales; what are the early indications? What should the 'habitable' definition look like in practice when the Renting Homes (Wales) Act 2016 is implemented? To what extent is the supply of privately rented homes likely to be affected by the regulations imposed by the two Acts and should Welsh Government drop the 3% stamp duty surcharge on second homes? With the homelessness prevention duty for local authorities, in the Housing (Wales) Act, receiving praise outside of Wales, what challenges remain for tackling homelessness in Wales? How has the removal of the spare room subsidy affected supply and demand of social housing in Wales?*  
**Bethan Jones**, Operational Manager, Rent Smart Wales  
**Sharon Hughes**, Head of Business Development and Strategic Partnerships, Hafan Cymru  
**Steve Clarke**, Managing Director, Welsh Tenants  
**Douglas Haig**, Vice-Chairman and Director for Wales, Residential Landlords Association  
Questions and comments from the floor with **Ian Williams**, Deputy Director, Sector Development, Housing and Regeneration, Welsh Government
- 10.20 - 10.25 **Chair's closing remarks**  
**John Griffiths AM**, Chair, Equality, Local Government and Communities Committee
- 10.25 - 10.55 Coffee
- 10.55 - 11.00 **Chair's opening remarks**  
**Siân Gwenllian AM**, Shadow Cabinet Secretary for Local Government, the Welsh Language, Equalities and Planning
- 11.00 - 11.15 **Challenges and priorities for housing an ageing population**  
**Professor Judith Phillips**, Deputy Principal (Research), University of Stirling and Chair, Welsh Government Expert Group on Housing an Ageing Population
- 11.15 - 12.10 **Increasing housing supply in Wales - planning, delivery and quality**  
*What are the key logistical challenges - including planning issues, finance and local popular support - for delivering the Welsh Government's target of 20,000 additional new homes by 2021? Is there a serious problem with 'landbanking' in Wales, if so how might Welsh Government act to tackle it? How would the proposed end to 'Right to Buy' in Wales impact the supply of social housing and also effect demand for new homes to buy? How are local authorities responding to the expansion of their borrowing powers resulting from the Housing (Wales) Act? Are the building regulations for new homes in Wales affecting the supply of homes? In light of the findings of the Expert Group on Housing an Ageing Population, how should Welsh Government address the challenges of providing quality housing for older people; what opportunities could this present for freeing up homes for younger households?*  
**Robin Staines**, Head of Housing and Public Protection, Carmarthenshire County Council and Chair, Welsh Government's Housing Supply Task Force 2013-14  
**Simon Coop**, Planning Director, Nathaniel Lichfield & Partners  
**Shane Perkins**, Chief Executive, Mid-Wales Housing Association  
**Mark Harris**, Planning and Policy Advisor for Wales, Home Builders Federation  
Questions and comments from the floor with **Professor Judith Phillips**, Deputy Principal, Stirling University and Chair, Welsh Government Expert Group on Housing an Ageing Population
- 12.10 - 12.55 **Addressing the affordability of homes in Wales and implementing 'Rent to Own'**  
*What are the latest house price trends in Wales; has Brexit had an impact and what is the outlook for the next few years? What has been the impact of Help to Buy Cymru so far and how is the forthcoming UK Government initiative - the Lifetime ISA - expected to increase the access to home ownership for first time buyers in Wales? Is there demand for shared ownership in Wales and if so should Welsh Government fund new homes for shared ownership? How should the proposal for a 'Rent to Own' model work in practice; what can be learned from similar schemes elsewhere?*  
**Peter Quinn**, Partnerships Director, Lovell  
**John Marr**, Senior Policy Adviser, Council of Mortgage Lenders  
**Kathryn Edwards**, Managing Director, Homes and Communities, Pobl Group  
**Gayna Jones**, Chair, Design Commission for Wales  
Questions and comments from the floor
- 12.55 - 13.00 **Chair's and Policy Forum for Wales closing remarks**  
**Siân Gwenllian AM**, Shadow Cabinet Secretary for Local Government, the Welsh Language, Equalities and Planning  
**Jonny Roberts**, Associate Producer, Policy Forum for Wales