

Policy Forum for London Keynote Seminar:

Next steps for housing policy in London - supply, standards and affordability

Timing: Morning, Wednesday, 21st October 2015

Venue: Glaziers Hall, 9 Montague Close, London SE1 9DD



**POLICY FORUM
FOR LONDON**

Agenda subject to change

- 8.30 - 9.00 Registration and coffee
- 9.00 - 9.05 **Chair's opening remarks**
Lord Palmer of Childs Hill
- 9.05 - 9.30 **Housing in London - the current state of play**
Professor Christine Whitehead, Emeritus Professor of Housing Economics, London School of Economics and Political Science
Questions and comments from the floor
- 9.30 - 10.00 **Policy priorities for housing in London**
Alan Benson, Senior Manager, Housing Strategy, Greater London Authority
Questions and comments from the floor
- 10.00 - 10.55 **Increasing supply and delivering homes across all tenures - funding, land availability and development capacity**
What progress has been made in meeting the Mayor's Housing Strategy's proposals to deliver 42,000 new homes in London per annum, and what indications are there that this target will go far enough in meeting the Capital's needs for both market and affordable housing? In light of recent alterations to the London Plan (which sets out minimum housing supply targets for each borough until 2025) what more can London's planning framework do to support development and meet supply, whilst also ensuring sustainability? Following the announcement of a new London Land Commission, what challenges is the body likely to face in increasing the development of public sector and brownfield land for housing, particularly in relation to creating the incentives for public bodies to release surplus land? How effective will the recent introduction of Housing Zones be in fostering partnerships between the GLA, Boroughs and developers, and is enough being done to ensure that "accelerated delivery" is tailored to local needs? Should policymakers do more to incentivise private investment in London's housing market, and what can be learnt from the response to the London Housing Bank Programme's first phase, which offers development finance to housing providers? Amid wide-ranging policy initiatives to improve housing supply across the Capital, is enough being done to support the availability of affordable homes, as well as the provision of specialist housing for key demographics - such as older generations, or those seeking to access home ownership for the first time?
Kathleen Kelly, Assistant Director of Policy and Research, National Housing Federation
Toby Lloyd, Head of Policy, Shelter
Paul Karakusevic, Director, Karakusevic Carson Architects
Nadja Stone, Head of Affordable Housing and Supply, London Borough of Hounslow
Questions and comments from the floor
- 10.55 - 11.00 **Chair's closing remarks**
Lord Palmer of Childs Hill
- 11.00 - 11.25 Coffee
- 11.25 - 11.30 **Chair's opening remarks**
Teresa Pearce MP, Shadow Minister for Housing and Planning
- 11.30 - 11.55 **Social housing - growth, standards and affordability**
Stephen Howlett, Chief Executive Officer, Peabody
Questions and comments from the floor
- 11.55 - 12.55 **Next steps for improving the private rented sector - accessibility, quality and the London Rental Standard**
Perspectives on the future of the private rented sector in London, and the impact that the Mayor's Housing Strategy and the ongoing development of a London Rental Standard (LRS) has had on tenants, landlords, letting agencies and developers. How effective is the LRS proving in terms of raising awareness of the standards that are expected of landlords and letting agents, as well as reducing the likelihood of litigation? In light of concerns over the number of London's landlords who have signed up to the LRS during the past year, what more can be done to reach those not already party to accreditation schemes? How will supply of rented accommodation be affected by the Summer Budget announcement that, from April 2017, the amount of tax relief claimed by buy-to-let landlords will be limited to the basic rate of tax? Are there sufficient incentives for landlords to offer new and innovative tenancy agreements that provide more certainty for tenants (as called for in the Mayor's Strategy) and how successful have initiatives such as the Build-to-Rent fund been in promoting longer-term tenancies in London? What ongoing challenges do local authorities face in raising standards in private rented accommodation - particularly in relation to funding, and ensuring effective enforcement? In light of rising rents - and an announcement in the Summer Budget that Local Housing Allowance will be frozen for four years from 2016/17 - what more can be done to improve access to rented accommodation in the capital? For example, what impact have employer delivered deposit loan schemes had in supporting prospective tenants? In light of targets for all Boroughs to reach the Decent Homes standard by 2016, what further opportunities exist for improving standards and retrofitting across the sector - most notably in relation to minimum space standards and energy efficiency?
Dave Princep, Policy Consultant, Residential Landlords Association
Russell Pedley, Director, Assael Architecture
Ms Shayne Coulter, Head of Housing Standards and Enforcement, Croydon Council
Joanna Embling, Property Consultant and former Member, Private Rented Sector Taskforce, Department for Communities and Local Government
Betsy Dillner, Director, Generation Rent
Questions and comments from the floor
- 12.55 - 13.00 **Chair's and Policy Forum for London closing remarks**
Teresa Pearce MP, Shadow Minister for Housing and Planning
Marc Gammon, Associate Editor, Policy Forum for London