

Westminster Social Policy Forum Keynote Seminar: The future for affordable rent and social housing

Timing: Morning, Tuesday, 18th June 2013

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



Agenda subject to change

- 8.30 - 9.00 Registration and coffee
- 9.00 - 9.05 **Chairman's opening remarks**
Lord Best, Chair, All-Party Parliamentary Group on Housing and Care for Older People and President, Local Government Association
- 9.05 - 9.35 **The changing landscape of affordable rent and social housing**
Richard Parker, Head of Housing, PwC
Professor Christine Whitehead, Professor of Housing Economics, London School of Economics and Political Science and Senior Research Fellow, Cambridge Centre for Housing and Planning Research
Questions and comments from the floor
- 9.35 - 10.35 **The framework for affordable rent: next steps for the model, new developments and meeting demand**
What are the early indications for the impact of the Affordable Rent model, particularly in providing a "more diverse offer for the range of people accessing social housing"? With concerns being raised about the affordability of rental housing in rural areas by the Countryside Alliance, how might the Affordable Rent model be tailored for both urban and rural areas? What should be the distribution of homes built for affordable rent versus affordable ownership? What would be the impact on the building of affordable homes of the Government's decision to exempt developers from Section 106 obligations to include affordable housing in new developments when they can show this would make the project economically unviable? With the introduction of the presumption in favour of sustainable development, under what circumstances should the planning inspectorate be able to overturn local decisions? In light of the commitment to fund the accelerated release of public sector land announced in the Autumn Statement, how can local authorities best work with developers to release and make use of their land for housing?
Robert Grundy, Head of Housing Investment Consultancy, Savills
Nick Wood, Communities and Housing Policy Team Leader, Shropshire Council
Brian Hurwitz, Partner, Sharpe Pritchard
Steve Amos, Head of Social Housing, Education & Local Authority Sectors, Barclays
Mark Henderson, Chief Executive, Home Group
Questions and comments from the floor
- 10.35 - 10.40 **Chairman's closing remarks**
Lord Best, Chair, All-Party Parliamentary Group on Housing and Care for Older People and President, Local Government Association
- 10.40 - 11.15 Coffee
- 11.15 - 11.20 **Chairman's opening remarks**
Mark Pawsey MP, Member, Communities and Local Government Select Committee
- 11.20 - 11.35 **Tackling current challenges in the social housing sector**
Pippa Read, Policy Leader, Sustainable Developments, National Housing Federation
- 11.35 - 12.25 **The changing role of social housing providers**
What options are available to social housing providers to meet growing demand for social housing? What opportunities will the debt guarantees for housing associations provided for in the Infrastructure (Financial Assistance) Act present to tackle the housing shortage and how should these funds be targeted? With pressure on public sector funding, including cuts to Supporting People grants, housing benefit and PPP schemes, what alternative financing options should be considered by housing associations for future social housing? How should housing associations work with Community Land Trusts to develop and manage new homes? With the statutory guidance on social housing allocations for local authorities in England recommending that "social homes go to those who need and deserve them the most, such as hard working families and members of the armed forces", how should local authorities exercise their new competence to set qualifying criteria provided for in the Localism Act? With penalties for the under-occupation of social housing launched in April, and discussion ongoing about the eligibility criteria, what are the early indications for the impact on the social housing supply?
Andrea Baker, Director of Housing, Poplar HARCA
Councillor Andrew Johnson, Cabinet Member for Housing, London Borough of Hammersmith & Fulham
Kevin McCarthy, Executive Chairman, Just Housing
Deborah Garvie, Senior Policy Officer, Shelter
Questions and comments from the floor with **Pippa Read**, Policy Leader, Sustainable Developments, National Housing Federation
- 12.25 - 12.55 **The future for affordable housing policy**
Graham Duncan, Head of Affordable Housing Regulation and Investment, Department for Communities and Local Government
Questions and comments from the floor
- 12.55 - 13.00 **Chairman's and Westminster Social Policy Forum closing remarks**
Mark Pawsey MP, Member, Communities and Local Government Select Committee
Michael Ryan, Deputy Editor, Westminster Social Policy Forum