

Next steps for housing in London and the South East: affordability, meeting demand and the future for social housing 13th September 2017

CONDITIONS FOR USE OF TRANSCRIPTS:

This document is intended to provide a timely reference for interested parties who are unable to attend the event to which it refers. Some portions are based on transcripts of proceedings and others consist of text submitted by speakers or authors, and are clearly marked as such. As such, apart from where it is indicated that the text was supplied by the speaker, it has not been possible for the transcript to be checked by speakers and so this portion of the document does not represent a formal record of proceedings. Despite best endeavours by Westminster Forum Projects and its suppliers to ensure accuracy, text based on transcription may contain errors which could alter the intended meaning of any portion of the reported content. Anyone who intends to publicly use or refer to any text based on the transcript should make clear that speakers have not had the opportunity for any corrections, or check first with the speaker in question. If in doubt please contact the forum first.

Contents

<u>About this Publication</u>	3
<u>Agenda</u>	4
<u>Session Chair's opening remarks</u>	
Andrew Boff AM , Deputy Chair, Housing Committee, London Assembly (<i>transcript</i>)	6
<u>Key issues for implementing the Mayor's housing strategy</u>	
James Murray , Deputy Mayor, Housing and Residential Development, Mayor's Office (<i>transcript</i>)	7
Questions and comments from the floor (<i>transcript</i>)	11
<u>Assessing priorities for housing in developing the London Plan</u>	
Duncan Bowie , Senior Lecturer in Spatial Planning and Housing, University of Westminster (<i>transcript</i>)	19
Questions and comments from the floor (<i>transcript</i>)	22
<u>Case study: housing supply and safety in Camden</u>	
Councillor Georgia Gould , Leader, London Borough of Camden (<i>transcript</i>)	24
<u>Meeting housing demands for people living and working in London: infrastructure, finance and development</u>	
Councillor Nicolas Heslop , Chairman, South East England Councils and Leader, Tonbridge and Malling Borough Council (<i>transcript</i>)	26
James Stevens , Director for London and the Devolved Cities, Home Builders Federation (<i>transcript</i>)	28
Andrew Montlake , Brand Director, Coreco (<i>transcript</i>)	30
Jerry Gilbert , Director, ARK Consultancy (<i>transcript</i>)	33
Questions and comments from the floor with Councillor Georgia Gould , Leader, London Borough of Camden (<i>transcript</i>)	35
<u>Session Chair's closing remarks</u>	
Andrew Boff AM , Deputy Chair, Housing Committee, London Assembly (<i>transcript</i>)	44
<u>Session Chair's opening remarks</u>	
Tom Copley AM , Labour Spokesperson for Housing, London Assembly (<i>transcript</i>)	45
<u>The future of the private rented sector: quality of accommodation, affordability and the Draft Tenants' Fees Bill</u>	
Seb Klier , London Campaigns Manager, Generation Rent (<i>transcript</i>)	47
Simon Gordon , Policy Adviser, Residential Landlords Association (<i>transcript</i>)	49
Eloise Shepherd , Head of Housing and Planning, London Councils (<i>transcript</i>)	51
Questions and comments from the floor (<i>transcript</i>)	53
<u>Next steps for social housing: supply, safety and the future for high-rise buildings</u>	
Steve Stride , Chief Executive, Poplar HARCA (<i>transcript</i>)	61
John Lumley , Director - Regeneration, London Borough of Hackney (<i>transcript</i>)	63
Pat Turnbull , Representative, London Tenants Federation (<i>transcript</i>)	65
Questions and comments from the floor (<i>transcript</i>)	67
<u>Session Chair's and Policy Forum for London closing remarks</u>	
Tom Copley AM , Labour Spokesperson for Housing, London Assembly (<i>transcript</i>)	71
Sean Cudmore , Deputy Editor, Policy Forum for London (<i>transcript</i>)	72
<u>List of Delegates Registered for Seminar</u>	73
<u>Contributor Biographies</u>	79

Please be advised that speakers' PowerPoint presentations are included within the transcript itself, just beneath the relevant speaker's text. Please note that not all speakers are able to grant permission for us to include their slides.

About this Publication

This publication reflects proceedings at the Policy Forum for London Keynote Seminar: Next steps for housing in London and the South East: affordability, meeting demand and the future for social housing held on 13th September 2017. The views expressed in the articles are those of the named authors, not those of the Forum or the sponsors, apart from their own articles.

Although Policy Forum for London is grateful to all sponsors for the funding on which we depend, participation in events and publications is never conditional on being a sponsor. As well as funding ongoing operations, sponsorship enables the Forum to distribute complimentary copies of publications, and offer complimentary tickets for events, to Government ministers, parliamentarians and officials most involved in policy.

This publication is copyright. Its copying, in whole or in part, is not permitted without the prior written consent of the publishers. However, extracts of the text may be reproduced for academic or review purposes, subject to the conditions of use outlined in the previous page, providing they are accurate, are not used in a misleading context and the author, their organisation and the Policy Forum for London are acknowledged. We would also appreciate being informed.

Policy Forum for London

UK Headquarters
4 Bracknell Beeches
Old Bracknell Lane West
Bracknell
Berkshire RG12 7BW

T: 01344 864796

F: 01344 420121

publications@westminsterforumprojects.co.uk

Directors

Peter van Gelder

Chris Whitehouse