



Social housing in England: regulation, resident empowerment and increasing supply 16th July 2019

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>	
Lord Best , Vice-President, The Local Government Association and Vice-President, Town and Country Planning Association (<i>transcript</i>)	6
<u>Priorities for policy in the context of the Social Housing Green Paper</u>	
Helen Kelly , Lead, Social Housing Green Paper, Ministry of Housing, Communities and Local Government (<i>transcript</i>)	8
<u>'Next steps for regulation'</u>	
Jim Bennett , Assistant Director, Regulatory Strategy, Regulator of Social Housing (<i>transcript</i>)	13
Questions and comments from the floor with Helen Kelly , Lead, Social Housing Green Paper, Ministry of Housing, Communities and Local Government (<i>transcript</i>)	17
<u>Responding to the Green Paper: empowering and engaging with residents, reviewing regulation and improving quality of homes</u>	
Simon Gordon , Policy Adviser, Residential Landlords Association (<i>transcript</i>)	21
Councillor Leo Pollak , Cabinet Member for Social Regeneration, Great Estates and New Council Homes, Southwark Council (<i>transcript</i>)	23
Nick Reynolds , Chair, National Federation of Tenant Management Organisations (<i>transcript</i>)	25
Victor da Cunha , Chief Executive, Curo (<i>transcript</i>)	27
Questions and comments from the floor (<i>transcript</i>)	29
<u>Session Chair's closing remarks</u>	
Lord Best , Vice-President, The Local Government Association and Vice-President, Town and Country Planning Association (<i>transcript</i>)	35
<u>Session Chair's opening remarks</u>	
Siobhain McDonagh MP , Vice-Chair, All-Party Parliamentary Group on Shared Ownership Housing (<i>transcript</i>)	36
<u>Key points from the Planning for new homes report - planning processes, delivering infrastructure and matching housing supply to local needs</u>	
Aileen Murphie , Director, Ministry of Housing, Communities and Local Government & Local Government Value for Money, National Audit Office (<i>transcript</i>)	38
Questions and comments from the floor (<i>transcript</i>)	41
<u>'Building for our future: Shelter's vision for a new generation of social housing'</u>	
Chris Wood , Head of Policy, Shelter (<i>transcript</i>)	43
<u>Developing strategic partnerships to increase the supply of affordable homes</u>	
Paul Hackett , Chief Executive, Optivo (<i>transcript</i>)	46
<u>Improving access to social housing: affordability, eligibility and challenges for supply</u>	
Louise Robinson , Partner, Social Infrastructure, Arcadis (<i>transcript</i>)	50
Councillor Linda Haysey , Leader, East Herts District Council and Local Authority Representative, Hertfordshire Local Enterprise Partnership (<i>transcript</i>)	53
Louise Howells , Partner, Blake Morgan LLP (<i>transcript</i>)	55
Questions and comments from the floor with Chris Wood , Head of Policy, Shelter and Paul Hackett , Chief Executive, Optivo (<i>transcript</i>)	57
<u>Session Chair's and Westminster Social Policy Forum closing remarks</u>	
Siobhain McDonagh MP , Vice-Chair, All-Party Parliamentary Group on Shared Ownership Housing (<i>transcript</i>)	61
Michael Ryan , Deputy Editor, Westminster Social Policy Forum (<i>transcript</i>)	62
<u>List of Delegates Registered for Seminar</u>	63
<u>Contributor Biographies</u>	67

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 Westminster Social Policy Forum policy conference: Social housing in England: regulation, resident empowerment and increasing supply held on 16th July 2019. 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 Westminster Social Policy Forum 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 Westminster Social Policy Forum are acknowledged. We would also appreciate being informed.

Westminster Social Policy Forum

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