

# The future for social housing and affordable rent 21<sup>st</sup> July 2015

### **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**

About this Publication	3
<u>Agenda</u>	4
Session Chair's opening remarks Lord Best (transcript)	6
<u>Latest thinking on social housing</u> Professor Michael Oxley, Director, Cambridge Centre for Housing & Planning Research (transcript)	8
Opportunities for housing associations  David Orr, Chief Executive, National Housing Federation (transcript)	11
Questions and comments with <b>Professor Michael Oxley</b> , Director, Cambridge Centre for Housing & Planning Research ( <i>transcript</i> )	14
Engaging social housing providers in local development  Janet Sharpe, Director of Housing, Sheffield City Council (transcript)	19
Investment, Right to Buy and meeting demand  States Turken latering Director of Heavier Landon Demands of Barding and Demands of Barding	22
Steven Tucker, Interim Director of Housing, London Borough of Barking and Dagenham (transcript)  Grahame Hindes, Chief Executive, Octavia Housing (transcript)	22 24
Bernard Aryeetey, Head of Policy, Research and Public Affairs, Shelter (transcript)	26
<b>Linda Storey</b> , Partner, Social Housing Team, Penningtons Manches ( <i>transcript</i> )	28
Questions and comments from the floor with <b>Janet Sharpe</b> , Director of Housing, Sheffield City Council (transcript)	30
Session Chair's closing remarks Lord Best (transcript)	36
<u>Session Chair's opening remarks</u> Baroness Bakewell of Hardington Mandeville (transcript)	37
<u>Case study: Affordable Rent in London</u> Jamie Ratcliff, Assistant Director - Programme, Policy and Services in the Housing and Land Directorate, Greater London Authority ( <i>transcript</i> )  Questions and comments from the floor ( <i>transcript</i> )	38 43
Developing affordable housing and homes for affordable rent – planning, delivery and business engagement	
<b>Tony Hutchinson</b> , Business Development Director, Housing & Consultancy, Property and Infrastructure, Capita ( <i>transcript</i> )	48
Kath Scanlon, Research Fellow, London School of Economics and Political Science (transcript)	50
Peter Quinn, Business Development Director, Lovell (transcript)	53
Kate Faulkner, Managing Director, Designs on Property (transcript)	56
Questions and comments from the floor (transcript)	59
Session Chair's and Westminster Social Policy Forum closing remarks	
Baroness Bakewell of Hardington Mandeville (transcript) Michael Ryan, Deputy Editor, Westminster Social Policy Forum (transcript)	60 61
List of Delegates Registered for Seminar	62
Contributor Biographies	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 Keynote Seminar: The future for social housing and affordable rent held on 21<sup>st</sup> July 2105. 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