

# Homes for All:

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From local housing companies to joint ventures:  
*How do we deliver the homes communities need?*

Sponsored by: **LHC**



**APSE one day seminar, Thursday 23rd March 2017**

*Friends House, 173-177 Euston Rd, Kings Cross, London NW1 2BJ*

# Programme

**10:00** - Tea, Coffee and Registration

## **10:30** – **Session 1: Strategic and legal perspective**

### **APSE/TCPA Research partnership: Understanding local authority house-building and partnership delivery**

- How have recent policy changes affected capacity and opportunity for house-building in England?
- How effective is the National Planning Policy Framework in creating a framework for delivery of homes for older people and sufficient affordable housing?
- Innovations that have enabled local authorities to ensure positive outcomes for their local area

**Speaker: Henry Smith, Senior Project Officer, Town and Country Planning Association**

### **The Legal Framework for Local Authority Housing Companies**

- Delivery Models in Use
- Joint Venture vs. Wholly owned subsidiary
- Have you got the power to set up a company?

**Speaker: Elizabeth Wood, Director, Walker Morris LLP**

### **Addressing Homelessness in London through affordable, high quality PRS accommodation**

- Why did we establish Housing Gateway, a local lettings company?
- The role of Housing Gateway in the council's Homelessness strategy and wider response to Housing Need
- Lessons learnt, key recommendations

**Speaker: James Rolfe, Director of Finance, Resources and Customer Services, Enfield Council**

## **11:45 Refreshments**

## **12:15 Session 2: Tackling empty homes and building homes for affordable rent**

### **Addressing Generation Rent in Barking and Dagenham**

- Reside: A housing company for those feeling trapped in the PRS
- Building Homes in partnership through a Sale and Leaseback arrangement
- Rent levels to suit different income levels and safeguard against rent arrears

**Speaker: Hakeem Osinaike, Operational Director, Housing Management, London Borough of Barking and Dagenham**

## **Bringing 2000 long-term empty homes back in to use**

- Leeds' Empty Homes Doctor Service
- Increasing social housing stock
- Impact and Outcomes

**Speaker: Mark Ireland, Service Manager, Private Sector Housing and Michael Brook, Service Manager, Private Sector Housing, Leeds City Council**

## **A word from our sponsors...**

- How can we use garage sites and other smaller sites to deliver valuable homes?
- Case studies from across LHC member organisations

## **13:15 Lunch**

## **14:00 Session 3: Maximising land assets and concluding remarks**

### **End-to-End Housing Delivery – from architect to bricklayer**

- Luton's ambitions to deliver 300+ homes on 7 sites through WOHC, a local authority owned housing company
- Direct end to end delivery
- Maximising social value through skills development, place-making and affordable tenure
- Luton BC's wider Housing Assets and Investment strategy

**Speakers: Patrick Odling Smeed, Director of Housing, and Andrea Innes, Site Manager, Luton Council**

### **What can we learn from the 'Great Estates Model' of the 17<sup>th</sup> & 18<sup>th</sup> century?**

- Retaining freehold to ensure sustainable use of council land
- The Council as 'Master Developer', facilitating long term investment in the public realm
- Providing high quality stock for PRS, owned by an arms length trading company

**Speaker: Paul Nichols, Divisional Director of Regeneration and Planning, London Borough of Harrow**

## **Concluding remarks and future options**

- Developing a local housing and regeneration company
- Self financing housing need
- Joint venture models
- Developing a long term plan for Housing
- Brexit: will this put the brake on our housing ambitions?

**Speaker: Mo Baines, Head of Communication and Coordination, APSE**

## **15:30 Seminar Close and departure**

## Why attend?

As our local residents increasingly face difficulties in finding a home to buy or rent in both the social and private sector, we explore how local authorities are creatively delivering new housing options.

## Local housing companies and housing solutions

This seminar will explore different delivery models to enable councils to meet local housing needs such as:-

- Wholly owned local authority housing companies
- Joint ventures and special purpose vehicles
- Shared developments between local councils, developers and finance providers
- Tackling empty homes
- Direct local authority new build properties
- How a local authority can become a 'private sector landlord'?

## Who should attend?

This seminar provides a high level strategic opportunity for local authority, ALMOs / Social Landlords to look at new housing developments and to hear about innovative approaches to delivering new homes for local people. It also provides an opportunity to learn from legal and housing / planning experts and hear directly from the TCPA about housing policy developments. This seminar is suited to directors, senior managers / heads of service, commercial development managers and property and asset managers and will be of particular interest for elected members with housing, communities and neighbourhoods responsibilities.

## The venue

**Friends House, 173 - 177 Euston Road, London, NW1 2BJ**

By rail: From its position opposite Euston's rail and tube stations, it is a ten minute walk from King's Cross Station and St Pancras International Terminus. All major rail terminals are easily reached by tube.

By tube: The nearest tube stations are Euston and Euston Square, which are on the Northern, Victoria, Metropolitan, Circle and Hammersmith & City lines.

By bus: Numbers 10, 18, 30, 73, 205 and 390 pass the door whilst 59, 68, 91, 168, and 253 stop nearby.

By car: Friends House is within a meter parking zone. Charges must be paid Monday to Friday 08:30 - 18:30 and Saturday 09:00 - 13:30. There are alternative, longer-term parking facilities under Euston Station. Please note that Friends House is within the congestion charge zone. For details of how to pay please go to [www.cclondon.com](http://www.cclondon.com)



# Booking form

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APSE Seminar: From local housing companies to joint ventures, 23 March 2017, London

main contact name: \_\_\_\_\_ authority: \_\_\_\_\_

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Please detail here any special dietary/access requirements for the delegates listed below:

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**APSE issues a written confirmation for all delegates bookings received. If you have not received your confirmation letter within 5 working days of sending your booking form, then please contact APSE on 01865 749 365.**

## Payment information

What's included: The delegate fee covers attendance, delegates' documentation, lunch and light refreshments. Please note that hotel accommodation is not included. A list of recommended hotels in the area is available on request.

**APSE members delegate fee:-** £175+VAT

**Non-members delegate fee:-** £259+VAT

**Commercial delegates-** £375+VAT

## Please indicate preferred method of payment (tick):-

VAT registration number 519 286 915

- Please find enclosed cheque (made payable to APSE)
- Please invoice

**CANCELLATION & REFUND POLICY:** Reservation is a contract. Substitution of delegates is acceptable any time in writing by post or email to [adminsouthern@apse.org.uk](mailto:adminsouthern@apse.org.uk). Cancellations must be made in writing at least 10 working days before the event, and will incur a 20% administration fee. No refunds can be given for cancellations received less than 10 working days before the event or for non-attendance. In the unlikely event of cancellation by the organisers, liability will be restricted to the refund of fees paid. The organisers reserve the right to make changes to the programme, speakers or venue should this become necessary.

Delegate name	Delegate position	Delegate email

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