

# Homes for All:

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**From local housing companies to joint ventures  
how do we ensure local councils deliver the homes  
communities need?**



APSE one day seminar, Friday 8 July 2016

Leicester City Football Club, King Power Stadium, Filbert Way, Leicester, LE2 7FL

# Friday 8 July 2016

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9:00am Registration, coffee and exhibition viewing

10:00am **Session 1: Barriers and Opportunities**

## **DCLG: Housing Policy Perspective**

- Action on Affordable Housing
- The role of Local Housing Companies
- Implications from the Housing and Planning Act 2016

**Speaker:** James Prestwich, Senior Policy Advisor - Affordable Housing Division, Department for Communities and Local Government

## **Homes for All; Findings of the APSE / TCPA Research**

- The role of the National Planning Policy Framework
- What are the main obstacles to building new homes?
- Affordable housing or homes for social rent – how can we prioritise need in local areas?

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

## **Setting up a local housing company**

- Delivering homes for rent
- What legal powers do you have?
- Funding options
- The new Housing and Planning Act – will you be able to avoid Right to Buy?

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

11:30am Midmorning coffee break and exhibition viewing

12:00pm **Session 2: Case study councils**

## **Harrogate – New build council homes**

- Developing new build homes
- Delivering local apprenticeships
- Taking an entrepreneurial approach
- Where to next?

**Speaker:** Madeleine Bell, Head of Housing and Property, Harrogate Borough Council

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

- Setting up a special purpose vehicle
- Delivering affordable homes for rent to suit different income levels
- Working with development and finance partners
- Safeguarding residents from getting into debt – making homes genuinely affordable

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

1:00pm **Lunch and exhibition viewing**

*During **lunch**, there will be an opportunity for delegates to view and explore new software developed by Harrogate Borough Council which tracks and monitors progress on your Local Plan*

2.00pm **Session 3**

## **Barcelona Housing System**

- Speed build modular homes
- Developing a deliverable housing scheme in 6-8 week timeframe
- Building in sustainability and green energy
- Getting an economic return for local jobs and skills

**Speaker:** WeLink Energy

## **Developing new models**

- Developing a local housing and regeneration company
- Self financing housing need
- Joint venture models
- Developing a long term plan for Housing

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

## **Audience and Panel Q&A session**

3:30pm Seminar close and departure

### **Exhibition and sponsorship opportunities 2016**

For exhibition opportunities, please contact **Matt Paton** at Spacehouse on **m.paton@spacehouse.co.uk** or call **01625 614000**

## Why attend?

As councils increasingly face housing issues, from shortages of affordable homes for people to buy, to social homes for affordable rent, we ask what solutions are available to place local authorities at the heart of housing solutions?

## 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
- Direct local authority new build properties
- European speed build modular housing
- How a local authority can become a 'private sector landlord'

We will also explore the findings from the recent APSE and Town and Country Planning Association research 'Homes for All' and we will also consider the impact of the Housing and Planning Act 2016 on income from social rents and right to buy. Harrogate Council will also be on hand to discuss their software developments helping to track and manage their Local Plan.

## Who should attend?

This seminar provides a high level strategic opportunity for local authority, ALMOs / Social Landlords to look at new housing developments and learn from the experiences of case study local councils. It also provides an opportunity to learn from legal and housing / planning experts and hear directly from DCLG 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

### Leicester City Football Club

King Power Stadium  
Filbert Way  
Leicester  
LE2 7FL

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# Booking form

**APSE one day seminar: Homes for All, Friday, 8 July 2016**

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

address: \_\_\_\_\_

post code: \_\_\_\_\_

telephone: \_\_\_\_\_ fax: \_\_\_\_\_ email: \_\_\_\_\_

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

**APSE issues a written confirmation for all delegate bookings received. If you have not received your confirmation letter within 5 working days of sending your booking form, then please contact APSE on 0161 772 1810.**

## Payment information

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

**APSE members delegate fee:-** £169 + VAT

**Non-members delegate fee:-** £249 + VAT

**Commercial organisation:-** £360 + VAT

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

VAT registration number 519 286 915

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

**CANCELLATION & REFUND POLICY:** Reservation is a contract. Substitution of delegates is acceptable any time in writing by post, email to [kswaby@apse.org.uk](mailto:kswaby@apse.org.uk) or fax to 0161 772 1811. Cancellations must be made in writing at least 10 working days before the event, and will incur a 20% administration fee. 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

Please return completed form to Keisha Swaby, APSE, 2nd floor Washbrook House, Lancastrian Office Centre, Talbot Road, Old Trafford, Manchester M32 0FP or fax direct to: 0161 772 1811 Telephone: 0161 772 1810 - E-mail: [kswaby@apse.org.uk](mailto:kswaby@apse.org.uk)