The Future of Social Housing
Empowering Local Authorities to Deliver Flexible Solutions

A Public Policy Exchange Symposium

Wednesday 15th March 2017
10:15am – 4:30pm
Grange Wellington Hotel, London

Public Policy Exchange holds regular interactive seminars which provide an invaluable interface for policy discussion, debate and networking. These special events offer local practitioners, civil servants and other stakeholders not only an insight into current policy thinking, but also the opportunity to feed into future development across all areas of public policy.
Overview

The lack of affordable, adequate homes is affecting families and individuals across the whole country and with a national shortage of homes, social housing waiting lists continue to increase. There are currently more than 1.2 million households in England on the waiting list for a home, a decrease on last year, although experts are questioning whether building more houses will remedy this question.

In 2015-16, 32,110 affordable homes were provided by local authorities down from 66,640 in the previous year, this equates to a 52% decrease on the number of new homes built. The number of homes that were provided by local authorities that were dedicated to social housing was 6,550. This is the lowest number of social housing residences provided by local authorities since 2002/2003.

The Government recognises that for decades there have been insufficient homes to meet the requirements of an ageing and growing population. In response, the Government released £2.9bn capital grant funding through the Affordable Homes Programme 2015-18 to support local authorities and housing associations in accelerating development, and the DCLG has also made available an extra £300 million Housing Revenue Account, borrowing over 2015-16 and 2016-17.

In addition, the Housing & Planning Bill 2016 was passed in May 2016 with far-reaching consequences for social housing; including the extension of Right to Buy to housing association tenants; plans to increase tenants’ rents as their earnings increase; and a drastic reduction in social housing regulation. More recently, in November 2016, the government dropped the “pay to stay” policy, instead leaving councils and housing associations to decide whether to impose higher rents. At the same time, housing minister Gavin Barwell also confirmed the government would be ending the right of social housing tenants to stay in their homes for life, by introducing compulsory fixed-term tenancies.

This special symposium provides an invaluable opportunity for local authorities, housing associations, developers, third sector organisations and other key stakeholders to discuss the Government’s housing strategy and the future for social housing. Delegates will also examine how to empower local authorities and their strategic partners to increase sustainable provision of social housing, support vulnerable tenants, and deliver flexible solutions for those who cannot afford to buy.

Why Attend?

- Examine the Government’s housing strategy, priorities for the future, and key aspects of the Housing and Planning Act 2016
- Review government guidelines on accommodation for social housing tenants and how to provide a fair system for the most disadvantaged tenants
- Explore how local authorities can meet diverse housing needs and balance the provision of homes for ownership, affordable rent and social rent
- Analyse the impact of various government policies on social housing, including ‘Right to Buy’ and the end of life-long tenancies
- Discuss the future for housing associations; their role in social housing provision, move to public bodies, deregulation and the extension of ‘Right to Buy’
- Learn ways to overcome the challenges of the phasing out of lifetime tenancies for new council tenants.
- Outline the implications for succession rights for social housing when a previous tenant is deceased
- Discuss the possible outcomes of maximum fixed-term tenancies and how local authorities can continuously provide social housing
- Share best practice on how councils can work with community groups, developers, housing associations and property owners to gradually increase the local supply of affordable housing

Who Should Attend?

- Local Authorities
- Local Housing Authorities
- Housing Associations
- Empty Property Teams
- Housing Services Management Teams
- Housing Management Officers
- Housing Finance Professionals
- Income Officers
- Voluntary and Community Organisations Representing Tenants and Applicants
- Commercial Organisations
- Social Housing and Support Officers
- Developers
- Development Managers
- Regeneration and Development Teams
- Housing Trusts
- Benefits Officers
- Neighbourhood Advisors
- Neighbourhood Officers/Managers
- Leasehold and Shared Ownership Advisors
- Family Support Officers
- Community Development Teams
- Community Involvement Officers
- Community Engagement Officers
- Customer Involvement Managers
- HomeResearch Advisors
- Health and Safety Officers
- Tenancy Services Teams
- Tenancy Management Officers
- Sustainable Housing Project Managers
- Housing Needs Services
- Principal Officers – Health and Housing
- Support and Intervention Managers
- Strategic Planning and Commissioning Teams
- Commissioning Officers
- Local Authority Officers and Councillors
- Central Government and Agencies
- Equality, Diversity and Human Rights Practitioners

Accommodation

Through our partnership with HotelMap, we are able to offer our delegates heavily discounted hotel rates at a wide range of London hotels. To view hotel availability and rates and to book online, visit www.HotelMap.com/MSNUZ/
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Programme

09:30  Registration and Morning Refreshments

10:15  Chair’s Welcome and Introduction

10:30  Panel Session One:
      Towards a Sustainable Social Housing Stock – The Role of Local Authorities
      • The National Outlook – Reviewing the Government’s Housing Strategy and Reviewing the Housing and Planning Act 2016
      • The Role of Local Councils – Incorporating Social Housing Needs into Local Plans, Exploring the Affordable Homes Programme 2015-18 and Impact of Affordable Rent
      • The Future of Housing Associations – Assessing their Role in Social Housing Provision, the Effects of Move to Public Bodies, and Deregulation
      • Impact of ‘Right to Buy’ on Social Housing Supply – Exploring the New Extension to Housing Associations and How to Ensure Replacement of Rental Stock
      • Construction and Regeneration – How to Promote Investment in the Social Housing Sector?
      • Share Best Practice on How Councils Can Work Together with Community Groups, Developers, Housing Associations and Property Owners to Sustainably Increase the Local Supply of Affordable Housing for Social Rent

11:15  Morning Refreshments

11:30  Open Floor Discussion and Debate with Panel One

12:30  Networking Lunch

13:30  Panel Session Two:
      Supporting Vulnerable Households – Providing High Quality and Affordable Homes for your Local Community
      • Empowering Local Authorities to Deliver Flexible Solutions – Meeting a Diverse Range of Housing Needs and Providing Solutions for Those Who Cannot Afford to Buy
      • Providing High Quality Housing – Meeting the Decent Home Standards, Reviewing Funding Arrangements
      • Ending Life-long Tenancies – Understanding the Impact on Tenants Allowing Local Flexibility on Waiting Lists – Working in Partnership with Providers, and Balancing the Importance of a Local Connection with ‘Right to Move’
      • Exploring Landlords’ Rights and Responsibilities; and Helping Social Landlords to Stop Tenancy Fraud and Anti-Social Behaviour

14:15  Afternoon Refreshments

14:30  Open Floor Discussion and Debate with Panel Two

15:30  Chair’s Summary and Closing Comments

15:40  Networking Reception

16:30  Close

* Please note that the programme is subject to change without notice *

Event Details

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Venue:  Grange Wellington Hotel, London

Forthcoming Events

Enriching the Armed Services: Focusing on Diversity, Recruitment, Recognition and Support at the National and Local Levels
2nd March 2017

The Role of Local Authorities in Improving Public Transport: Assessing Latest Developments, Overcoming Challenges and Looking Towards an Innovative Future
8th March 2017

The Future of Apprenticeships: Closing the Skills Gap and Boosting Productivity
9th March 2017

The Future of Waste Management: Promoting a Circular Economy in the UK
14th March 2017

Boosting Cycling Activity and Improving Safety: Tackling the UK’s Overdependence on Motorised Road Transport
16th March 2017

Tackling Drug Misuse and Dependence: Assessing Priorities for the Next Drug Strategy and Promoting Partnership Working at the Local Level
21st March 2017

Revenge Pornography, Two Years On: Building Partnerships and Addressing Gaps in the Criminal Justice and Courts Act 2015
22nd March 2017

Re-energising the UK’s Community Energy Sector: Creating a De-carbonised, Competitive and Innovative Energy System
23rd March 2017

Tackling the Root Causes of Child Poverty: Improving the Health and Wellbeing of Some of Our Most Vulnerable Children
28th March 2017

Marketing and Exhibition Opportunities

We offer a range of opportunities to enable your organisation to raise its profile and communicate with key decision makers in the public sector.

For further information please contact us on 020 3137 8630 or email info@publicpolicyexchange.co.uk

Enquiries: 020 3137 8630  www.publicpolicyexchange.co.uk  @PublicPolicyEx