

THINK TANK

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Making People *Smile*



Level 5, International Conference Centre

Part of the main conference programme for delegates, the Think Tank offers a series of fast moving sessions focusing on policy, best practice and finance/asset management. Sessions run on Tuesday afternoon, throughout Wednesday and on Thursday morning.

PROGRAMME

Tuesday 22 June

1.15 pm – 2.00 pm

Building neighbourhood understanding between new and settled communities

Exploring levels of neighbourhood understanding and outcomes from testing approaches to building mutual understanding between different communities in neighbourhoods experiencing new migrations. Highlighting key learning and transferable lessons from practice based approaches to building a shared understanding of neighbourhood issues across diverse communities.

The session will report on a Joseph Rowntree Foundation project in Bradford designed to evaluate the potential for building shared understandings around housing and neighbourhood issues between new migrants and settled groups through community forums.

Speakers:

Dr Deborah Phillips School of Geography, University of Leeds

Bal Athwal Project Researcher, Bradford Resource Centre

Chair: **Julia Unwin CBE** Joseph Rowntree Foundation

2.15 pm – 3.00 pm

Council housing finance reform

On 25 March the Government published 'Council Housing: a real future'. It represents the Government's latest proposal for the reform of the Council Housing Finance system. This session is designed to identify:

- The main issues from the Government Prospectus – return date 6 July
- Whether the Prospectus be implemented in whole or in part?
- If it is, what are the implications for council housing over the next 30 years?
- If it isn't, what can be expected for council housing under the new Government?

Speaker:

Ian Doolittle Partner, Trowers & Hamlin

3.15 pm – 4.00 pm

Have we pulled all the tricks from the hat?

The Audit Commission and Walsall Housing Group discuss how embedding continuous improvement can help landlords improve services at a time when landlords and service providers are all expected to deliver more for less.

Speakers:

Yvonne Davies, Head of Housing & Economic Development North, Audit Commission

Cliff Horricks Director of Asset Management, Walsall Housing Group

Chair: **Alison Brown** Managing Director Central & East, Mears Group

4.15 pm – 5.00 pm

Zero-carbon housing: landlord and resident's perspective

Exploring resident experiences of new energy efficient housing, the session will draw on research and evaluation of a Joseph Rowntree Housing Trust scheme which incorporates new technology to support the delivery of more environmentally sustainable housing, including use of a groundsource heatpump. It will look at the challenges raised for developers, local authorities and housing associations if they are to achieve sustainability aspirations and encourage sustainable living practices among residents to maximise carbon savings.

Speakers:

Professor Malcolm Bell, School of the Built Environment, Leeds Metropolitan University

John Hocking, Executive Director, Joseph Rowntree Housing Trust

Chair: **Dame Mavis McDonald**, Trustee, Joseph Rowntree Foundation

Wednesday 23 June

10.00 am – 10.45 am

Resident engagement

Resident engagement is at the heart of the TSA's new regulatory framework but what does the future hold for resident engagement following a change of Government and expected widespread reductions in public expenditure? The TSA and TAROE give their view.

Speakers:

Graeme Foster Assistant Director – Tenant Excellence, TSA

Cora Carter MBE Chair, TAROE

Chair: **Gary Lester** Managing Director South, Mears Group

11.00 am – 11.45 am

Bond finance

This session will look at how bond finance can help RPs to access new funding and what must be considered when doing so. The topic will be broken down into two parts and covered over the morning and afternoon sessions:

- What an RP must do in preparation for a bond issue
- The legal perspective of bond issues and the pros and cons
- Three stages: advisory, structuring and launching

Speakers:

Sarah Gooden Partner, Trowers & Hamblins

Neil Waller Partner, Trowers & Hamblins

Andy Sweeney Director, Royal Bank of Canada

Priya Nair Managing Director, Royal Bank of Canada

Chris Jones Treasurer, Places for People

12.00 pm – 12.45 pm

Future planning for housing and the role of brownfield residential development in regeneration

This session will explore two aspects of planning for new housing supply. Firstly, it will consider the overall framework for spatial planning and areas that need reform, including the use of national targets and local incentives to support delivery of new housing. Secondly, it will look at how brownfield land has been used for residential development in recent years and how this has supported regeneration of deprived neighbourhoods. It will then consider the relevance of national brownfield targets for the future delivery of new housing supply in supporting sustainable development.

Speakers:

Andreas Schulze Baing Research Associate, Centre for Urban Studies, The University of Manchester

Christine Whitehead LSE

Chair: **Kathleen Kelly** Programme Manager – Place, Joseph Rowntree Foundation

1.00 pm – 1.45 pm

Integrated housing and care

Combining repairs and maintenance and domiciliary care to deliver a service that is more responsive to residents needs and makes better use of limited resources.

Speakers:

Phillipa Codd Service Excellence Director (Care), Mears Group

Sue Hailstones Head of Independent Living, Aspire Housing

Seamus Breen Assistant Director Community & Partnerships, North Yorkshire Local Authority

Chair: **Alan Long** Executive Director, Mears Group

2.00 pm – 2.45 pm

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Chris Jones Treasurer, Places for People

Thursday 24 June

9.45 am – 10.30 am

Alternative forms of funding

With bank lending becoming scarcer, more expensive and terms increasingly onerous, what opportunities are available for RPs to access new funding? This session will focus on alternative sources of funding that may provide solutions for RP borrowing needs including:

- Private placements
- Islamic finance
- Quasi equity

Speakers:

Jasna Djuricic Solicitor, Trowers & Hamblins

Naomi Roper Solicitor, Trowers & Hamblins

11.00 am – 11.45 am

Insourcing is the new outsourcing

A new contractor/landlord partnership approach to achieving cost effective, high performing in-house repairs and maintenance services – this Think Tank session will explore how social housing landlords and their building maintenance providers can deliver the holy grail of ‘more for less’ by suggesting that insourcing models are worthy of serious consideration. Jane Nelson will posit the controversial view that ‘there’s no such thing as a bad DLO’ and that the private sector know how sitting alongside insourced operations can offer real, as well as added, value. Dr David Mosey will outline a number of legal vehicles that can be used to deliver this model, including those that can result in tax savings.

Speakers:

Jane Nelson Managing Director, Mears Direct

Dr David Mosey Head of Projects and Construction Group, Trowers & Hamblins

Chair: **Graham Eden**, Managing Director – London, Mears Group

12.15 pm – 1.00 pm

Poverty Impact Assessment

Poverty and social exclusion are core concerns for many organisations in the housing sector, with increasing numbers working with financial inclusion, anti-poverty and employment agendas. This session will present and share a practical ‘toolkit’ to assess the impact of more general housing policies at a local level – those that might not have an obvious or direct consequence on people experiencing (or at risk of) poverty. The tool is designed to be both simple and effective, and is intended for use by policy, research, and strategic staff responsible for developing policy; by Boards, responsible for signing off policies; and with residents, as part of the consultation process around the policy-creation process.

Speakers:

Danny Friedman Director ECOTEC

Sally Houghton Service Improvement Officer, Joseph Rowntree Foundation

Chair: **Jacque Dale** Director of Housing & Community Services, Joseph Rowntree Foundation



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