

Housing151

Social. Affordable. Sustainable. Finance

for local government and their partners

25th May 2022

133 Houndsditch, London



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Room151

About the conference

Against a backdrop of Grenfell, Covid, homelessness and surging demand, the will to find sustainable solutions to our housing shortage, that meets the needs of all, is perhaps not in question. How we get there, however, is definitely up for discussion and finance will play an important role.

Almost every local authority, whether with or without a Housing Revenue Account, will be looking at some kind of housing project in the next five years.

Housing151 provides a space to explore case studies, build networks, analyse financial models and push forward the shared ambition to create more homes.

If you're a finance or housing director from a local authority or an organisation that works with local government and has financial and investment ideas to bring to the table, this conference is for you.



Who should attend?

- Finance directors
- Chief investment officers
- Section 151 officers
- Finance portfolio holders
- Housing directors
- Resource directors
- Directors of place
- Regeneration directors

From local government, housing associations, charities, registered social landlords, universities, investors

Why attend?

- **Gain knowledge and hear thought leadership**
The carefully selected speaker panel will share the latest thinking and case studies in housing policy and finance
- **Find sustainable solutions to the housing crisis**
Be part of the conversation and find innovative ways to meet housing need and tackle the acute housing shortage in the UK
- **In-person networking**
Meet colleagues from across the housing sector and exchange ideas and discuss key issues



Register now for the Housing151 Conference, 133 Houndsditch, London

Topics

- What role are local authorities playing in improving housing supply?
- How is the change to the HRA borrowing cap driving local authority housing development?
- The importance of proper valuation of assets and maintaining them through development
- Financing existing stock improvement to improve living standards and reduce costs
- Building multi-disciplinary teams to drive development
- Tackling homelessness and funding temporary accommodation
- Funding net-zero and meeting the costs of post-Grenfell fire safety standards
- Are partnerships with institutional and private sector investors the future of social housing funding?
- Securing partnerships with councils: understand the financial mechanics of housing within local government
- Investing with impact and ESG: what are the opportunities for improving social housing supply?
- Town centre regeneration in a post-covid world

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CAPITAL INVESTMENTS

We are an Investor and Asset Manager delivering affordable housing in the UK, a multi-disciplinary team of real estate, finance and technology experts working in partnership with public sector bodies and private institutional investors.

We specialise in providing a wide range of affordable housing solutions focusing on long-term, positive social and economic impact in the communities we work in. We are also proud to be a fully Certified B Corporation member, which underpins our commitment to measure our company's entire social and environmental performance.



Register now for the Housing151 Conference, 133 Houndsditch, London

The Agenda

A wide range of topical issues will be covered by our excellent line up of speakers

09:00 Registration

09:30 Welcome & introduction

HOUSING SUPPLY: CHALLENGES & OPPORTUNITIES

Don't wait: safety, quality, transparency and the future of regulation

Will Perry, *director of strategy, Regulator of Social Housing*

Improving housing supply: policy updates, issues, and challenges

How can the supply of housing, be it private, affordable, or social be improved? What role does local government have to play? What are the funding streams available from central Government? What strategic partnership are needed to make improved housing provision a reality?

Debbie Ward, *director local government capacity centre, Homes England*

Claire Kober, *managing director (homes), Pinnacle Group*

Abi Jacobs, *head of strategic partnerships, L&Q*

What makes for successful housing development within local authorities?

With the lifting of the HRA borrowing cap, easing of restrictions on Right to Buy receipts and access to cheap debt Local Authorities are getting more involved in housing. But are they the right organisations to do this and what are the risks and rewards of housing development to councils?

Prof Janice Morphet, *Bartlett School of Planning, University College London*

Joanne Drew, *director of housing, London Borough of Enfield*

Chris Naylor, *director, Inner Circle*

Hakeem Osinaike, *director of housing, London Borough of Brent*

11:00 Networking break

WHOLLY OWNED COMPANIES & HRAs

CHAIR: Ian Williams, *group director of finance and corporate resources, London Borough of Hackney*

Harnessing HRA capacity for more homes and better homes

There are 1.6m council homes in HRAs and many authorities have begun to build again, some at scale. What are the opportunities for the sector going forward? And how much might ambitions be challenged by building safety and the greening of the stock?

Steve Partridge, *director, housing consultancy, Savills*

Wholly owned companies or HRAs – how is local government managing housing development?

With 83% of local authorities in England owning a housing company will this model represent a renaissance in local authority house building? Are local housing companies designed to generate significant income rather than improve supply? What do recent changes to the Prudential Code and MRP guidance mean for local authorities building outside the HRA?

Pat Hayes, *managing director, Be First*

Tracie Langley, *chief operating officer (S151), Cornwall Council*

John Searle, *strategic director for place, Salford Council*

RETROFITTING, FIRE SAFETY & NET ZERO

Financing existing stock improvement – the challenge of funding net-zero and meeting post-Grenfell fire safety standards

Under-investment in existing housing stock means considerable investment is needed to improve living standards. In addition, ambitious net-zero emission targets and post-Grenfell fire safety standards need to be met. What financial pressures do these place on councils and do they reduce the ability of local authorities to increase the new housing?

Darren Welsh, *deputy strategic director resident services and director of housing, Waltham Forest Council & Retrofit London Housing Action Plan*



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MMC & PASSIVHAUS

MMC & Passivhaus: the future of affordable housing?

MMC and building to Passivhaus standards can present increased upfront development. But what impact can MMC & Passivhaus have on cost and carbon saving in the longer term? Are MMC and Passivhaus key in improving living standards for residents and reducing cost to councils in the longer term?

Emma Osmundsen, *managing director, Exeter City Living*
Alison Bennett, *director of development, Raven Housing Trust*

13:00 Lunch and networking

PRIVATE SECTOR INVESTMENT & ESG

CHAIR: Luke Cross, *director, Social*

How are local authorities working with the private sector to deliver more affordable housing?

Private sector partnership are absolutely key to improving social and affordable housing. How is local government working with partners to secure the delivery of more homes. What are the financial and business models that have worked?

Omar Al-Hasso, *managing director, Phi Capital Investments*

What role can ESG bonds play in financing housing projects?

Investment in social housing has enormous potential to deliver financial returns and social impact. What are the opportunities for local authorities to raise capital for social house building through ESG bonds? What are impact investors looking for?

Joseph Holmes, *executive director for resources/section 151 officer, West Berkshire Council*

Eamonn Hughes, *chief financial officer, Peabody*

Ryan Jude, *programme director, Green Finance Institute*

Jamie Broderick, *director, Impact Investment Institute*

Are partnerships with institutional and private sector investment the future of social housing funding?

How are private investors partnering with local government, HAs and even forming their own RPs to deliver affordable housing? How can sale and

leaseback agreements work for both parties. Is this the future of funding affordable housing?

Peter Matthew, *executive director housing, planning and communities, London Borough of Hounslow*

Sarah Forster, *CEO and co-founder, The Good Economy*

James Agar, *head of long income, Pension Insurance Corporation*

Pete Gladwell, *head of public sector partnerships, Legal & General Investment Management*

15:15 Coffee & networking

HOMELESSNESS & TEMPORARY ACCOMMODATION

CHAIR: Joanne Drew, *director of housing, London Borough of Enfield*

Tackling the homelessness crisis – improving lives and reducing costs

Homelessness has enormous social and personal costs, but it also represents a strain on local authority budgets. What collaborations are needed to solve the crisis? How can provision for temporary accommodation be improved and how can local authorities finance this?

Jonathan Bunt, *founder, Beehive*

Drew Ritchie, *investment director, Big Society Capital*

Claire Harding, *research director, Centre for London*

Victoria Kell, *strategic policy lead for homelessness, Liverpool City Region Combined Authority*

REGENERATION & REDEVELOPMENT

CHAIR: Susan Hickey, *The Good Economy and former CFO, Peabody*

How is local government working in partnerships to regenerate & redevelop in a post-covid world?

Local authorities have a key role to play in regeneration following the covid pandemic. What are the financial models for effective regeneration that meets wider, social and area needs? What are the innovative partnerships that are driving regeneration?

Tim Atkins, *managing director, place and growth, Paul Jones*, *executive director finance & assets and Paul Minnis*, *senior commercial manager, Cheltenham Borough Council*

Tristan Samuels, *director of regeneration, Portsmouth City Council*

James Rolfe, *chief operating officer, Anglia Ruskin University*

17:15 Close of conference

17:15-18:00 Networking drinks reception

(Speakers and timings subject to change at the discretion of the organisers)

The speakers



Claire Kober,
managing director (homes),
Pinnacle Group



Prof Janice Morphet,
Bartlett School of Planning, University
College London



Debbie Ward,
director local government capacity
centre, Homes England



Joanne Drew,
director of housing,
London Borough of Enfield



Paul Jones,
executive director finance & assets,
Cheltenham Borough Council



Alison Bennett,
director of development,
Raven Housing Trust



Pat Hayes,
managing director,
Be First



Tracie Langley,
chief operating officer (S151), Cornwall
Council



Joseph Holmes, *executive director*
for resources/section 151 officer, West
Berkshire Council



Peter Matthew, *executive director*
housing, planning and communities,
London Borough of Hounslow



Chris Naylor,
director,
Inner Circle



Hakeem Osinaike,
director of housing,
London Borough of Brent



Drew Ritchie,
investment director,
Big Society Capital



Tim Atkins,
managing director, place & growth,
Cheltenham Borough Council



Omar Al-Hasso,
managing director,
Phi Capital Investments



Luke Cross,
director,
Social



Emma Osmundsen,
managing director,
Exeter City Living



Jonathan Bunt,
co-founder,
Beehive



Claire Harding,
research director,
Centre for London



Darren Welsh, *director of housing,*
Waltham Forest Council & co-director
London lead, Retrofit London



Steve Partridge,
director, housing consultancy,
Savills



Ryan Jude,
programme director, green taxonomy,
Green Finance Institute



Victoria Kell, *strategic policy lead for*
homelessness, Liverpool City Region
Combined Authority



John Searle,
strategic director for place,
Salford Council



Jamie Broderick,
director,
Impact Investing Institute



James Agar,
head of long income,
Pensions Insurance Corporation



Eamonn Hughes,
director of finance,
Peabody



Tristan Samuels,
director of regeneration,
Portsmouth City Council



Sarah Forster,
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Legal & General Investment
Management

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Registration

Your delegate fee includes full conference access, any conference materials provided on the day, all refreshments, buffet lunch and an invitation to the drinks reception.

All registrations are to be made online using the registration links below.

PUBLIC SECTOR

Local authority, housing association, RSL, charity, university, pension fund

Standard delegate fee: £399 plus VAT

PRIVATE SECTOR

Standard delegate fee: £599 plus VAT

Discounts are available for multiple bookings. Please see registration form for further details.

[Register delegate/s here with credit/debit card payments](#)

[Register delegate/s here with BACS/ invoice payments](#)

TERMS AND CONDITIONS

Delegate fees are non-refundable within 30 days of the conference. However, you can allocate your place to a colleague. Cancellations more than 30 days out from the conference date are refundable, less a 25% administration fee.

WHERE AND WHEN?

Wednesday 25th May 2022

Timing: 09:00 to 17:15;
drinks reception: 17:15 to 18:00

Venue: 133 Houndsditch, London, EC3A 7DB

Nearest stations: Liverpool Street, Aldgate, Fenchurch Street

Future events



- **LGPS Private Markets**
22nd June 2022
Ironmongers' Hall, London
- **14th Annual Local Authority Treasurers' Investment Forum & FDs' Summit**
13th September
200 Aldersgate Street, London
- **LGPS Investment Forum**
2nd November
The London Stock Exchange

For more information on these events visit the [conferences page on our website](#)



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