

# A post-Housing & Planning Act 2016 London Conference

for council, housing association & co-operative, not-for-profit, tenants

Organised by

**London Tenants Federation  
National Federation of TMOs and London  
Federation of Housing Cooperatives**

**@ East London Tabernacle Baptist Church  
Burdett Road, Mile End, London E3 4TU**

Nearest Tube - Mile End (Central Line)

**Thursday 29<sup>th</sup> September**

**Contributors:** Yvonne Roberts, Journalist (writer of the front page *Observer* 'Pay to Stay' article); John Perry, Policy Adviser to Chartered Institute of Housing; Bob Colenutt, Head of Research, Nottingham Institute of Urban Affairs & reps from LTF, NFTMO, LFHC and Just Space (agenda & workshop details overleaf).

**THE CONFERENCE IS FREE** Refreshments, including a buffet lunch, will be provided. Let us know if you have any special dietary requirements.

**BOOKING IS ESSENTIAL** via the organisation you received this invite from.



**LTF** [info@londontenants.org](mailto:info@londontenants.org) **NFTMO** [contact@nftmo.com](mailto:contact@nftmo.com) **LFHC** [londonfed@gmail.com](mailto:londonfed@gmail.com)

## A post-Housing and Planning Act 2016 Conference

LTF, NFTMO and London Fed of Housing Co-ops all produced responses to the Housing and Bill earlier this year. We also came together in an attempt to inform tenants at the grass roots level and to facilitate a genuine voice for London's social / not-for-profit tenants. We produced briefings, analysis and gained some national press coverage.

We remain aware that the plans to end social housing were already extremely advanced and that any possibility of back tracking would need longer-term concerted effort from us all.

Our conference aims to look at where we are now - post publication of the Housing and Planning Act 2016, where we might want to be and how we strengthen social tenants' collective voice, in the context of London's extreme levels of social housing need and high land and property values.

### AGENDA

- 9.00 Registration and refreshments
- 10.00 **Panel debate and Q&A** - chaired by *Yvonne Roberts*, Journalist who wrote the front page *Observer* Pay to Stay article  
Panel contributors: *Bob Colenutt*, Head of Research, Nottingham Institute of Urban Affairs, *Greg Robbins*, London Fed of Housing Co-ops; *Richard Lee*, Just Space and *Sharon Hayward*, Co-ordinator LTF will address "*how we change the direction of travel of the current and previous governments in terms of policy on social / not-for-profit housing*".
- 11.15 **Tea and Coffee break**
- 11.45 **Workshops**
- 13.00 **Buffet lunch**
- 14.00 **Speaker and Q&A** - *John Perry*, Policy Adviser to the Institute of Housing - Overview of the Housing and Planning Act, and opportunities for influencing the regulations.
- 15.00 **Plenary** - next steps
- 16.00 End

### WORKSHOPS

1. **How do we become stronger?** While about 25% of London homes are social-rented, the sector is increasingly diverse and social tenants' collective voice is weakened. The cutting of policy and funding support for tenant-led organisations has added to this problem. What do we all need to do to reassert a stronger but genuine grass-roots social tenants voice to influence and challenge the policy makers?
2. **Preserving what we have:** With no grant funding available now or in the foreseeable future to build new social-rented homes, it is essential to preserve what we already have. Regeneration and densification plans frequently promote demolition of social-rented homes and replacement with luxury apartments. How do we best make the case for housing refurbishment and regeneration to genuinely meet our needs?
3. **Developing a strategy for TMOs working together around aspects of the Housing and Planning Act that specifically impact on them.** What will be the effect on our tenants and our communities? What will be the effect on our finances? How can TMOs prepare a business plan, increase a range of services and reduce costs.
4. **Challenging the stereotypes and changing the power relationships.** Why is council housing seen as 'subsidised' when rents cover the build and running costs? What needs to change for us to take greater control of our homes - around both strategy and management? Can we effectively challenge the negative stereotypes of working-class social tenants?
5. **Retaining / building strong and stable communities when increasing numbers are living in poverty and insecurity on our estates and in our neighbourhoods.** How might we best support our communities in face of austerity, benefit cuts, job insecurity and removal of security of tenure?
6. **Building new social rented homes in London.** This workshop will look at examples of community ownership of homes now and in the past. Can community owned housing be part of the solution to provide secure and genuinely affordable housing for more Londoners?