

**Policy Forum for Wales Keynote Seminar:
Housing in Wales: meeting market demand and reforming the rental sector**

Timing: Morning, Tuesday, 26th November 2013

Venue: Ballroom, Hilton Cardiff, Kingsway, Cardiff CF10 3HH



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Agenda subject to change

- 8.30 - 9.00 Registration and coffee
- 9.00 - 9.05 **Chairman's opening remarks**
Peter Black AM, Spokesperson on Local Government, Heritage, Housing and Finance, Welsh Liberal Democrats
- 9.05 - 9.35 **'Inquiry into barriers to home building in Wales'**
Findings from the Communities, Equality and Local Government Committee inquiry into home building in Wales.
Christine Chapman AM, Chair, Communities, Equality and Local Government Committee, National Assembly for Wales
Questions and comments from the floor
- 9.35 - 9.50 **The state of the mortgage market in Wales**
Peter Hughes, Managing Director, Principality Commercial and Chairman, Council of Mortgage Lenders Wales/Cymru
- 9.50 - 10.50 **Shaping the Welsh housing market**
What changes could be made to Wales-specific regulatory requirements for homebuilders - such as the new requirement for fire sprinklers - to encourage investment; how could changes be balanced with the need to maintain quality of housing? How can local housing market assessments match supply and demand more effectively? What would the likely impact of the proposed introduction of a 'Help to Buy Cymru' shared equity scheme; what changes need to be made to the scheme running in England to reflect Welsh-specific housing needs? In order for the proposed mortgage guarantee scheme, 'NewBuy Cymru', to have maximum effect on the housing market in Wales, what would be the ideal shape and size of the scheme? Does the recently announced Welsh Housing Finance Grant Scheme seem set to be an effective way of increasing the capital available for building affordable housing? What will be the impact of strengthening the duties for local authorities to provide 'strategic housing', and how can more effective collaboration between different local authorities be achieved? How can the third sector, housing associations and local authorities work together in supporting homeless people find suitable accommodation?
Glyn Mabey, Regional Chairman Wales and South Midlands, Persimmon Homes Group
Sarah Cole, Director, Finance and IT, Cadwyn Housing Association
Frances Beecher, Chief Executive, Llamau
Hayley Selway, Head of Housing and Building Services, Vale of Glamorgan Council
Questions and comments from the floor with **Peter Hughes**, Managing Director, Principality Commercial and Chairman, Council of Mortgage Lenders Wales/Cymru
- 10.50 - 10.55 **Chairman's closing remarks**
Peter Black AM, Spokesperson on Local Government, Heritage, Housing and Finance, Welsh Liberal Democrats
- 10.55 - 11.20 Coffee
- 11.20 - 11.25 **Chairman's opening remarks**
Mark Isherwood AM, Shadow Minister for Communities and Housing, Welsh Conservatives
- 11.25 - 11.50 **'Renting Homes: A better way for Wales'**
An outline of the legislative background to the Renting Homes White Paper.
Richard Percival, Team Manager, Public Law, Law Commission
Questions and comments from the floor
- 11.50 - 12.55 **Renting homes in Wales: regulation and legislation**
In what ways could the Welsh Government encourage more accessible and sustainable tenancies in the private-rented sector? How can the rental sector be more flexible to individual circumstances, for example to allow tenants to meet job opportunities? Would the replacement of 'unnecessary differences between tenancy types' as proposed by the Welsh Government, and the introduction of two new types of rental contract - secure and standard - make the system more efficient and cost-effective? Does the proposed new framework provide greater clarity on the rights and responsibilities of tenants and landlords; what further support and advice services need to be provided for those who need it? Will the accreditation scheme for private landlords work, and what else can be done to improve the quality of homes in the private rented sector? What measures can be built into legislation to promote higher quality of rented accommodation?
Lee Cecil, National Representative for Wales, National Landlords Association
Steve Clarke, Managing Director, Tenantiaid Cymru/Welsh Tenants
Roger Waters, Chair, Pennaf Housing Group
Anne Rowland, Scheme Manager, Landlord Accreditation Wales
Dr Mair Coombes Davies, Head, Dispute Resolution Division, Civitas Law and Visiting Fellow in Arbitration, Adjudication and Mediation, University of South Wales
Questions and comments from the floor
- 12.55 - 13.00 **Chairman's and Policy Forum for Wales closing remarks**
Mark Isherwood AM, Shadow Minister for Communities and Housing, Welsh Conservatives
Siân Nicholson, Forum Lead, Policy Forum for Wales