Welcome to the Development Zone!

As ever, with this year’s programme we’ve attempted to offer you a diverse range of sessions, covering a full spectrum of the ‘bricks & mortar’ side of housing and tackling issues that currently face the sector (Radon is covered in our Health and Safety session, while a novel approach to repairs and maintenance is addressed in the session provided by Just Housing Group) as well as those which seem certain to do so in the future (the method by which the sector recruits young talent, for example, which is covered in the ‘Ticking Time Bomb’ session).

Issues relating to the 20,000 home target, which dominates the business plans of housing associations here in Wales, are well represented, with particular focus on planning (the Planning in Wales panel session addresses this issue), following the release of CHC’s Planning for 20,000 Homes report, as well as the opportunity to consider new ways of making the most of the opportunity provided by the Innovative Housing Programme (see the sessions provided by the Welsh Procurement Alliance and that from Town and Country Housing, who are providing purpose-built shared housing for under 35 year olds).

We’ve worked hard to provide a programme which meets your needs and sincerely hope that you leave the Development Zone better prepared to positively deal with the issues that face you and your colleagues both presently and in the future.

Hugh Russell
Policy Officer
Community Housing Cymru

Sponsors:

Asbri Planning kindly sponsoring Delegate Badges

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Development Zone
Thursday 6th October, Metropole Hotel, Llandrindod Wells Powys

Day 1

9.00 am  Registration

9.45 am  Welcome/Chair…
         David Spencer Suite

9.55 AM  An Ever Changing Environment
         David Spencer Suite
         Paul draws on his experience as a former Chief Executive of Orbit Housing and his new role as Interim Chief Executive of the Law society. He will lead us through his journey of transformation change and how it can be applied to Housing Associations, which are having to become more resilient and diverse in a challenging environment.

10.40 AM  Presentation of the ‘Capturing Creativity’ Award
           John Chown
           New to this conference, we will find out the winner of the 2017 Capturing Creativity Award.
           Seventeen years ago, Community Housing Cymru set up an Award scheme to recognise housing innovation in memory of a
special person - Pat Chown. Pat gave a big part of her life working to meet people's housing needs in Wales. The Award’s aim is to recognise innovation and new ways of responding to day-to-day issues.

All will be revealed

10.50 **Re-Launch of MyHome Contents Insurance**

*Edwina O’Hart, CHC and Chris Tarrier.*

Hear about the partnership between Thistle Insurance and CHC which provides bespoke benefits for members and tenants as part of 'My Home' contents insurance scheme

11.00 AM **Refreshments, Networking and Exhibition Viewing**

11.30 AM **Planning Panel Session**

*James Burgess, Welsh Government*

*Jane Lee, WLGA*

*Chaired by Tom Watson, Senior Vice Chair, RTPI*

**Garden Room**

Our panel of experts will discuss the planning and land acquisition issues faced by those developing toward the 20,000 affordable homes target, along with forthcoming changes to the systems that govern planning and land acquisition.

Three things the audience will gain from attending the session:

1. An improved understanding of the pressures on the planning and land acquisition system in Wales
2. An opportunity to raise their land and planning issues with some of the key players in the field
3. A chance to hear the latest in policy developments in the field.

12.30 pm **Workshop Session…**

**Developing Shared Housing**

*Colin Lissenden, Town and Country Housing*

**Garden Room**

An innovative development pilot from Kent based housing association Town & Country Housing, will see the building of two-bedroom, two-bathroom properties, suitable for two under 35s to share where the costs will be within the limits of the Shared Accommodation Rate of the LHA.

The audience will learn:

1. How Town and Country are reacting to the imposition of the SAR on under 35s
2. Tips on managing shared housing
3. The thinking behind developing housing specifically for shared tenancies

**Asset Schematic Housing Model**

*Nigel Page, Savills*

Savills will discuss how their services and packages can assist Housing Associations with developing asset strategies to drive greater operational efficiency and business profitability.

**Energy Efficiency Measure Guidance**

*Andrew Dunn, Sers*

Following the publication of the British Research Establishment (BRE) ‘Each Home Counts’ report, the UK government has launched a major overhaul of Energy Efficiency Measure (EEM) guidance.
Having identified major failings in the design and installation of EEM in existing buildings, the UK government have issued PAS2030 2017.

Greater emphasis has been placed on the design specification, inspections and the pre-installation building inspection.

From this session delegates will;

- Understand the key points of PAS2030 2017
- Receive a pre-installation checklist

## Health and Safety Update: Radon

*Kristian James, Public Health Wales*

Room...

This session will provide an update on Radon Gas Safety and what it means to Housing Associations, their tenants and staff.

### 1.15pm  Lunch, Networking and Exhibition Viewing

### 2.15 pm  Sitting on a Ticking Time Bomb

*Lisa Marie Brown, Pinkspiration,*

*Brian Morgan, Cardiff Metropolitan University*

*Jemma Bridgeman, Construction Youth Trust Wales*

**Garden Room**

For the first time in Britain, there are more people of a pensionable age than children under sixteen. However, the ageing population doesn’t only affect building design and structure; it’s also having a serious impact on the construction workforce and the industry itself.

A great deal of knowledge and many vital skills are about to be lost and fewer professionals are in line to replace either.
Our panel will discuss how we can get more young people involved in construction and make sure that they have sufficient skills to replace what is already there.

3.00 pm Refreshments, Networking and Exhibition Viewing

3.30 pm Workshop Session...

Timber Housing Development

*Andrew Callan, HR Timberframes*

Andrew will explain the benefits of timber construction and the opportunities for Housing Associations. He will speak about how they are using smart technology in their homes to provide added value to tenants.

Innovative Housing Design with Offsite Manufacturing

*Wayne Morgan, F1 Modular*

Social landlords are often under pressure to build quick, high quality, best value housing. Traditional house builders are finding skills shortages in many areas putting pressure on house building costs.

There is a solution that provides an ideal alternative to social landlords wishing to build new housing quickly and efficiently – off-site construction. With many UK manufacturers now using state of the art manufacturing techniques in modern, highly automated factories, off-site construction has come a long way in recent years, offering landlords high quality and cost effective solutions for house building.

WPA take you through a virtual visit one such scheme.
Giving Your Maintenance and Repairs a Nudge

Kevin McCarthy, Just Housing Group

An interactive session which will explore the approach of behavioural insights to reduce the demand for responsive repairs services. This session will also cover how implementing nudge techniques can lead to delivering greater value for money, improve tenant engagement and increase efficiency.

Health and Safety Update: Gas Safety

Mark Baker, Corgi

This session will explore the world of gas safety and flag up all the pressing issues that landlords need to be aware of. It will examine why some social landlords are continuing to get gas safety wrong – and how others can learn from their experience.

4.30 pm  Fashioning Foundational Economies in Wales?

Kevin Morgan, Cardiff University

David Spencer Suite

This session will explore Kevin’s ideas around encouraging an inclusive and strong local economy and how anchor organisations such as Housing Associations can play a role in this.

5.15pm  End of Development Zone

7.30pm  Drinks Reception kindly sponsored by Ark Consultancy

8.00pm  Conference Dinner