

**The
National
Housing
Conference
2008
Harper
Macleod LLP**

Affordable Housing/ Finding the Solutions

Wednesday 27 February 2008/
Dunblane Hydro Hotel/

The provision of affordable housing is key to the development of communities and supporting economic growth. Housing providers in Scotland currently face a range of challenges in relation to the increased supply of housing across all tenures, greater housing choice, the creation of sustainable mixed communities and the provision of housing which represents better value for public expenditure.

Key issues to be addressed by the sector in Scotland are/

- /Who is responsible for implementing policy initiatives
- /What are the appropriate structures for implementation
- /How do we ensure tenant and community involvement
- /How do we achieve desired outcomes with existing resources
- /How do we promote partnership working amongst all key stakeholders
- /How do we ensure that housing providers are subject to appropriate regulation and scrutiny

Following the publication by the Scottish Government of the discussion document "Firm Foundations: The Future of Housing in Scotland", and in anticipation of the implementation of the recommendations set out in The Crerar Review, the housing sector in Scotland is undergoing another period of significant change.

This year's conference will consider emerging policy initiatives and discuss the key legal and regulatory issues which housing providers must address in order to assist in the implementation of such initiatives.

We are fortunate to once again have a range of high-quality expert speakers, including William Fleming, Scottish Government, Jacqui Watt, Scottish Federation of Housing Associations, Taroub Zahran, Glasgow Housing Association, Kennedy Foster, Council of Mortgage Lenders, Len Freedman, Harper Macleod LLP, and Professor Lorne D Crerar, Chair, Independent Review of Regulation, Audit, Inspection and Complaints Handling of Public Services in Scotland.

In response to feedback from previous conferences, we also offer two breakout group sessions to provide delegates with the opportunity to discuss and debate specific issues in greater detail.

We look forward to seeing you for what is sure to be an informative and stimulating event.

Programme

09.00 – 09.30	Registration and Coffee/
09.30 – 09.35	Welcome & Introduction/
09.35 – 10.00	The Government's Objectives for Social Housing/ William Fleming/Head of the Social Housing Objectives and Regulation Team/ Scottish Government/
10.00 – 10.25	Affordable Housing – Where to Now?/ Len Freedman/Partner/ Harper Macleod LLP/
10.25 – 11.10	Breakout Groups 1/Choice of Breakout Groups A–D/
11.10 – 11.25	Coffee/
11.25 – 11.50	The Housing Association of the Future/ Jacqui Watt/Chief Executive/ Scottish Federation of Housing Associations/
11.50 – 12.15	New Structures for Old – Key Legal Issues/ James McMorrow/Partner/ Harper Macleod LLP/
12.15 – 13.00	Breakout Groups 2/Choice of Breakout Groups A–D/
13.00 – 14.00	Lunch/
14.00 – 14.05	Introduction/
14.05 – 14.30	Facing the Future – The Challenges Ahead/ Taroub Zahran/Chief Executive/ Glasgow Housing Association/
14.30 – 14.55	Solving the Funding Issues/ Kennedy Foster/Policy Consultant/ Council of Mortgage Lenders/
14.55 – 15.20	Regulation & Scrutiny in the Public Sector/ Implications for Housing Providers/ Professor Lorne D. Crerar/Chair/ Independent Review of Regulation, Audit, Inspection and Complaints Handling of Public Services in Scotland/
15.20 – 15.30	Q&A Session/
15.30 – 15.45	Chairperson's Resume/

*Timings and Programme may be subject to change/

If you require further details on the conference, please contact/
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Harper Macleod LLP

Harper Macleod LLP has a reputation for innovation and a progressive approach to the law. The firm, with offices in Glasgow, Edinburgh and Inverness, celebrates its 20th Anniversary this year.

HM Social Housing & Community Development

The Social Housing & Community Development Practice Group is ranked as one of the leading social housing practices in Scotland by the UK's leading, independent legal directories, Chambers Guide to the Legal Profession and The Legal 500.

“Harper Macleod LLP is home to two of Scotland’s top social housing experts”, “Cutting-edge thinking and tailored advice” is what can be expected from this 19-strong team of social housing experts, who command market respect for their strength in both stock transfers and loan documentation.”

Partners, Len Freedman and James McMorro are ranked by Chambers Guide to the Legal Profession 2008 as leading individuals in the area of Social Housing.

The firm has unmatched experience in relation to Scottish local authority housing transfers. The Team advises a large number of housing providers in relation to their day to day work (debt recovery, employment, property, construction, litigation, IP&T, general housing law and RTB sales). In addition, we have been at the forefront of developing a range of affordable housing products, including the open market shared equity pilot and co-ownership.

Our wide range of experience has enabled us to develop an unrivalled insight into the way in which the market as a whole operates, and we act for a wide range of RSLs, local authorities, funders and developers, as well as the Scottish Government.

Breakout Groups

A/Developments in Charity Law/

James McMorrow/Partner/Harper Macleod LLP

Charity law and practice remains an area of significant importance for Registered Social Landlords in Scotland. RSLs with charitable status continue to face challenges in a number of areas, including their involvement in mergers and group arrangements, service provision, charitable and non-charitable trading activities, employment and pensions issues, affordable housing and urban and community regeneration. This breakout session will consider current law and regulation and discuss key practical issues for charitable RSLs.

B/Affordable Housing – Considering the options/

Len Freedman/Partner/Harper Macleod LLP

This breakout session will consider the different arrangements that can be put in place to meet current housing affordability requirements. In addition to the SST, it will examine mid-market rent, shared ownership and shared equity, mortgage to rent and pre-emptions and consider what changes and/or additional flexibilities could assist in enabling the government's affordable housing targets to be met. The session will also consider the desirability and practicality of adapting co-ownership-arrangements of the sort used in other jurisdictions to Scotland and discuss how legal obstacles can be overcome.

C/Protecting against Development Risks/

Michael Conroy/Partner/Harper Macleod LLP

This breakout session will consider key legal issues affecting the development of new housing stock by RSLs and their subsidiaries either alone or in joint venture with other providers. In particular, legal issues relating to the acquisition of sites for development will be looked at, for example, conditionality for contracts, title issues as well as the terms of any joint venture agreements. The session will also discuss legal mechanisms for protection against the risks associated with the construction phase and post-completion, for example, Forms of Contract, Warranties, as well as sharing of surpluses.

D/The Role of the Planning Regime in the Delivery of Affordable Housing/

Lee Murphy/Associate/Harper Macleod LLP

This breakout session will examine the relationship between affordable housing and the planning system, considering the practical and legal obstacles to the release of land for affordable housing and whether and to what extent these should be mitigated and/or removed. It will also explore whether greater flexibility in the use of Section 75 Agreements is possible or desirable in unlocking land provision and/or subsidy from the private sector and the extent to which Cascade Agreements could or should be introduced into the Scottish Planning Regime. Finally, it will consider whether and to what extent CPO procedure may have a role in the process.



Booking Form

Please complete and return to Harper Macleod LLP by fax or post/
Fax/Claire Kissock/0141 229 7369
Post/Harper Macleod LLP The Ca'd'oro 45 Gordon Street
Glasgow G1 3PE

The fee for the conference is £100 plus VAT (£117.50) per delegate which includes refreshments, lunch and delegate pack/

Please reserve place(s) at the conference on Wednesday 27 February 2008/
Tick appropriate method of payment/

I enclose a cheque for in favour of Harper Macleod LLP/
VAT No. 762 1305 57/

Please invoice me/

Conference fees are not refundable for cancellations after 20 February 2008/

Name/Job Title/ _____

Name/Job Title/ _____

Organisation/ _____

Address/ _____

Postcode/ _____ E-mail/ _____

Telephone number/ _____

Fax number/ _____

Please indicate which breakout groups you would like to attend in order of preference e.g A/B/C/D/
please indicate by name e.g John Smith/please note places for each group are limited/

Delegate Name/ _____ Delegate Name/ _____

Breakout Group 1/ _____ 2/ _____ Breakout Group 1/ _____ 2/ _____

1st Choice/ 1st Choice/

2nd Choice/ 2nd Choice/

If you do not wish to receive further information or literature from the conference organisers, please tick this box/