

A Permanent Solution to the Permanent Housing Crisis?

The Labour Land Campaign Affordable Housing Supply Conference

Wed 14 November 2012: Directory of Social Change, 24 Stephenson Way, London, NW1 2DP

Conference Programme

9.00am **Registration**

9.30 **Welcome and Introduction**

Dave Wetzel

President, Labour Land Campaign

9.35 **Setting the Scene**

Duncan Bowie

Senior Lecturer in Spatial Planning, University of Westminster and Convenor, Highbury Group on Housing Delivery

10.00 **Housing Policy**

Throughout the 20th century all forms of housing tenure have been subsidized but via different policies. What did these policies achieve in terms of meeting housing need and what has been the impact on the wider economy to date? Who are the winners and losers in terms of overall housing costs and benefits? What would a housing policy for a well working economy and society look like?

Eileen Short

Defend Council Housing

Jacky Peacock

Brent Private Tenants Rights Group

Chair: Dave Wetzel

President, Labour Land Campaign

11.00 *Break*

11.15 **The Availability of Land**

How we use land and public spaces is determined by how they are owned and managed. What role does the land market play in the supply of affordable homes? Why has the private sector failed to respond to demand? What has been the influence of the capital markets and the deregulation of banking? What should be the role of the state here? What is the proper price for land?

Stephen Hill

C20 futureplanners, RICS Sustainable Task Force Europe

Alex Morton

Senior Researcher, Housing and Planning, Policy Exchange

Gordon Nardell, QC

(Land and Environment)

Chair: John Lipetz,

Chair, Coalition for Economic Justice

12.45 *Lunch*

1.45pm **Finance**

As things stand, the tax base on wages and trade is projected to weaken in the future, what are the available options for government and local authorities in terms of fiscal policy, revenue and investment to support delivery of affordable homes, and how will these interact with the land market? What should we pay for our housing?

Christine Whitehead

Professor of Housing Economics, LSE, and Senior Research Fellow CCHPR

Frances Plimmer

Chair, Valuation and Real Estate Commission, International Federation of Surveyors

Chair: Carol Wilcox

Secretary, Labour Land Campaign

2.45 *Break*

3.00 **Housing, Land and the Economy**

All land is provided free by nature in the first instance, before labour is applied to it to produce food, buildings and infrastructure. However the World Bank designates urban land as 'produced capital' rather than an inelastic natural resource. The location value of land arises from the efforts of all in society but this value is distributed solely to owners of land as unearned capital gain. How sustainable is it to allow the competing interests of private owners to control the management and use of land? Should we tax land ownership? What other measures can reduce spatial inequality? What is happening globally? Is there a permanent solution to the housing crisis?

Dave Wetzel

President, Labour Land Campaign

Lord Larry Whitty

Chair, Housing Voice Alliance

Bob Colenutt

Senior Lecturer, Institute of Urban Affairs, University of Northampton

David Drew

(Rural Housing)

Chair: Jerry Jones

Acting Chair, Labour Land Campaign

4.45 **Concluding Remarks**

5.00 **End**

"Everyone has the right to a standard of living adequate for the health and wellbeing of himself and of his family, including food, clothing, housing and medical care"

Universal Declaration of Human Rights