

Using the Private Rented Sector for the Homeless Conference 2013

The New Law in Practice

A brand new conference on **the** key area of future legal challenge in homelessness work, presented by some of the country's leading experts and explaining the new law and its implications for practice.

LONDON

Friday 1st February 2013

Cavendish Conference Centre
(near Regent Street),
22 Duchess Mews, London, W1G

Fee

Only £295 + VAT!

£ Special Offer

MULTIPLE DELEGATES FROM THE SAME ORGANISATION

Book three or more places at the same time and the third and subsequent delegates can go at half price!*

(*see our website for terms and conditions)

Conference features:

- **Homelessness Changes – the policy behind the Localism Act, the New Regulations and New Guidance**
- **How to Ensure the Offer Will Meet the Detailed Standards in the New Regulations on Suitability**
- **Implementing the New Regime in Practice: getting private sector landlords on board**
- **Locality, Affordability and Tenancy Terms: a guide to what the law requires**
- **Using the Private Sector for Permanent and Temporary Accommodation**
- **Ask the Experts: questions and answers**

SPEAKERS

- **Jan Luba QC** (Chairman), Garden Court Chambers
- **Dr Stephen Battersby**, Environmental Health Consultant
- **Dave Worth**, Chief Housing Officer at Wandsworth Council
- **Bethan Harris**, Barrister, Garden Court Chambers
- **Andy Gale**, one of the country's best known names in the field of Homelessness and Lettings

Using the Private Rented Sector for the Homeless Conference 2013

This essential one day conference presented by some of the country's leading experts on homelessness law, policy and practice, and specialists from the front-line.

The programme has been specially designed to help guide you through the new law and to explain the new opportunities afforded by the changes as well as reviewing the detail of the new legal obligations, powers and duties.

Who should attend?

- Housing options staff/homelessness officers, managers and team members
- Housing policy staff
- Temporary accommodation managers
- Private rented sector placement workers
- Housing association officers dealing with homelessness cases
- Local authority lawyers and private practice legal advisers
- Private sector providers aiming to provide accommodation for local authorities
- Environmental health officers
- Tenancy relations officers

SPEAKERS

Jan Luba QC (Chairman and speaker), Garden Court Chambers, arguably the leading social housing lawyer in the country.

Dave Worth Chief housing officer at Wandsworth in the following areas of service:

- Housing Options and Homelessness Prevention
- Private Sector Housing Improvement, Enforcement and Disabled Adaptations
- Homelessness Assessments and Temporary Accommodation Procurement, Management and Finance
- Housing Allocations and Lettings
- Asylum Seekers and Others from Abroad

Dr Stephen Battersby Environmental health and housing consultant, current editor of *Clay's Handbook of Environmental Health*, convenor of UK Housing Professionals Forum (RH Environmental) and former president of the Chartered Institute of Environmental Health.

Bethan Harris Barrister, Garden Court Chambers. Bethan is highly experienced in housing law work including the fields of homelessness and allocations.

Andy Gale is one of the country's best known names in the field of homelessness and lettings. He advises and trains local authorities and is regarded as one of the country's foremost experts in the field.

Programme

09.15–10.00

Registration and Refreshments

10.00–10.10

Chairman's Introduction

Jan Luba QC

10.10–10.50

The Homelessness Changes – The Policy Behind the Localism Act, the New Regulations and New Guidance

Bethan Harris

- The National Housing Strategy
- The Localism Act 2011
- The new regulations
- The new guidance
- Which applicants are affected?

10.50–11.40

How to Ensure the Offer Will Meet the Detailed Standards in the New Regulations on Suitability

Dr Stephen Battersby

- What is 'reasonable physical condition'?
- What are the electrical safety standards?
- What fire precautions must be present?
- What is a 'fit and proper' landlord?
- What if the property is an HMO?
- What licence does the landlord need (if any)?
- What certificates must the landlord have?
- 'How should local housing authorities ensure 'visits' are carried out competently?'

11.40–11.55

Refreshments

11.55–12.40

Implementing the New Regime in Practice: Getting Private Sector Landlords on Board

Dave Worth

- Understanding the current situation on availability
- Developing good working relationships with current and prospective landlords to increase supply (both in and beyond the local area)
- Incentives to participate

- A 'partnership' approach?
- Inspection and monitoring
- Deposits and rent guarantees
- Housing benefit issues

12.40–13.00

Questions and Answers

Panel

13.00–14.00

Lunch

14.00–14.45

Locality, Affordability and Tenancy Terms: A Guide to What the Law Requires

Jan Luba QC

- The legal duties
- The relevant case law
- Out-of-area placement: the notification obligations
- Income and expenditure assessments
- Assessing affordability against a background of HB/LHA restrictions
- The terms of the tenancy
- The terms of the offer

14.45–15.35

Using the Private Sector for Permanent and Temporary Accommodation

Andy Gale

- A new way of working in Housing Options?
- The Prevention/Application frontier
- Any scope left for using this sector for temporary accommodation?
- The council's 'deal' with the local landlords
- Meeting the locality, suitability and affordability requirements in practice
- Paying for it all: HB and the temporary accommodation subsidy

15.35–15.50

Refreshments

15.50–16.25

Avoiding the Legal Pitfalls

Jan Luba QC

- Using the available resources
- The paper trail needed to satisfy the courts and the Ombudsmen

- Organising to deal effectively with reviews and appeals
- Dealing with those who will not move out when the duty ends
- The new rules on 'repeat applications' and 'local connection'

16.25–16.50

Questions and Answers

Panel

16.50

Close of Conference

Delegate testimonials from recent Lime Legal conferences:

'A fantastic day'

Operations Manager

'Invaluable'

Housing Manager

'Excellent'

Homeless Persons Manager

'Excellent conference – very informative and interestingly presented'

Local Authority Head of Accommodation Services

'Very impressed – informative and thorough'

Housing Options Manager



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by taking up the 'Third and Subsequent Delegate Half Price' offer

