

Viability and the Credit Crunch

A survival guide

Wednesday 19th November 2008



KEY ISSUES

- Council planners – Your LDF's affordable housing policy must be supported by viability analysis, yet this will be out of date as soon as it is completed – What do you do?
- Developers – Your latest development scheme faces an affordable target that is now unachievable. What do you do?
- This conference will answer these and many other questions

SPEAKERS

Martin Field: East Midlands Development Agency

Speaker tbc: Housing Corporation

Richard Honey: Francis Taylor Building, Temple

Dr Richard Fordham: MD Fordham Research

Andrew Whitaker: Home Builders Federation

Background: Affordable housing policies have evolved over a period when development viability was improving steadily, with the result that policies developed at one time remained achievable at another. That period has abruptly ended at the very time when LDF production was in full flow. This has produced a serious conflict: conventional affordable housing targets have ceased to be relevant, but councils and developers still have to produce them in accordance with Guidance.

VENUE

Friends Meeting House, Euston Road, London.

Viability and the Credit Crunch

WHAT YOU WILL GET

The conference will set out a practical approach including:

- How to set targets in the credit crunch
- How to vary them as viability alters in future
- How to cater for the credit crunch in S106 Agreements

It will also address a range of related issues:

- What role should public funding play in reducing the effect of volatile viability?
- How has the interface between housebuilders/developers and the public sector changed?
 - What types of affordable housing are now feasible?
 - How best can housing growth areas be managed?
- What role does robust evidence play in dynamic viability analysis?
 - How has the situation affected viability in rural areas?
- How have negotiations between landowners and developers changed?

PROGRAMME

9.15 Coffee and registration
9.45 Chairman's introduction
10.00 Martin Field: Preconceptions about infrastructure costs and viability
10.40 Housing Corporation: How can public money best be used to generate affordable housing in the credit crunch and beyond?
11.20 Coffee
11.35 Richard Honey: S106 implications of the credit crunch: clawback
12.00 General debate
12.30 Lunch

1.30 Dr Richard Fordham: Dynamic viability analysis: how to optimise affordable housing contributions with changing viability
2.10 Andrew Whitaker: How can housebuilders deal with landowners in the credit crunch?
2.50 Tea
3.05 Discussion: how best to set affordable targets when viability is volatile
3.35 Margaret Gibson (Taunton Deane DC) and Justin Gardner (Fordham Research): How SHMA results can be combined with viability and SHLAA to produce robust evidence
4.15 Closing remarks

See our website www.fordhamresearch.com for detail on topics and speakers.
Booking: on-line at www.fordhamresearch.com, or send in form below to:

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