



**HOUSING**  
**BRIGHTON**

# Conference Welcome



**Gavin Smart**

Chief executive, Chartered  
Institute of Housing



**Annalisa Howson**

Assistant director of housing, Guilford  
and Waverly Borough Councils and  
CIH South East regional lead

DEVELOPMENT KEYNOTE



HOUSING  
BRIGHTON



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Institute of  
Housing



# An introduction from Aico



**Brad Wain**

Relationship manager, Aico

# Delivering on the government's 1.5m homes target



**Gavin Smart**  
Chief executive,  
Chartered Institute of  
Housing



**Millie Dodd**  
Senior communications  
and marketing  
manager,  
Just Build Homes



**Branwen Evans**  
Group director,  
sustainability and  
policy,  
Places for People



**Anna Clarke**  
Director of policy,  
Housing Forum

# An introduction from South East Consortium



**David Smith**

Director of strategic partnerships,  
South East Consortium



# A long-term housing strategy



**Rachael Williamson**

Director of policy,  
communications and  
external affairs, Chartered  
Institute of Housing



**Sarah Finnegan**

Head of housing policy,  
National Housing  
Federation



**Gerraint Oakley**

Chief development and  
growth officer,  
Platform Housing



**Helen Armstrong Christie**

Head of housing,  
Wokingham Borough  
Council





# Refreshment break

**Time to network and speak to your exhibitors**





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FEDERATION

# THE HOUSING COMMUNITY SUMMIT

Have you booked your place?

8 – 9 September 2025  
ACC Liverpool



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# Planning reform – what next?



**Megan Hinch**  
Policy manager,  
Chartered Institute of  
Housing



**Robbie Calvert**  
Head of policy and  
public affairs,  
Royal Town Planning  
Institute



**Jo Lavis**  
Director,  
Rural Housing Solutions



**Donna Cezair**  
Chief executive of  
Worthing Homes and  
board member,  
Placeshapers



**RTPI**

Royal Town Planning Institute

# Planning Reform 2025



Robbie Calvert MRTPI

Head of Policy & Public Affairs

# Planning and Infrastructure Bill

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Policy and Research

## Planning reform 2025 hub

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This page sets out the RTPI's key legislative asks of Government on behalf of the planning profession ahead of the publication of the Planning and Infrastructure Bill.



# Planning & Infrastructure Bill

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- Strategic Development Strategies
- Reinvestment of fee income
- Potential streamlining of NSIP & CPO
- National scheme of delegation
- Mandatory councillor training

# Legislative ask #1 – Purpose of Planning

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## **“Exercise of planning functions to be compatible with the purpose of Planning**

- (1) Any person or body exercising a planning function must do so in a manner that is compatible with the purpose of Planning set out in subsection (2).
- (2) The purpose of Planning is to manage the development and use of land in the long-term public interest.
- (3) In particular anything which—
  - a. addresses the long-term common good and wellbeing of current and future generations,
  - b. has full regard to the achievement of the commitments in and under the Climate Change Act 2008, or the Environment Act 2021,
  - c. is in accordance with the United Nations Sustainable Development Goals, or
  - d. delivers planning processes that are open, accessible, fair and efficient, is to be considered as being in the long-term public interest.
- (4) In this section, a planning function means any statutory power or duty relating to the use or development of land in England.”



# Legislative ask #2 & #3

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- Statutory Chief Planning Officer
- Mandatory broadcasting of planning committees





# Legislative ask #4 National Spatial Framework



# 3 Point Resourcing Plan

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1. Understand the resourcing crisis
2. Give planners the tools for success
3. Build the planning workforce of the future

# Horizon scanning

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- Consultation on statutory consultees
- Strategic planning guidance
- Revised NPPF
- National Development Management Policies
- Spending review
- Devolution Bill
- Schemes of delegation consultation



**RTPI**

Royal Town Planning Institute

**Thank you!**



- Place Shaper Organisation
- 4000 Units
- 130 Colleagues
- South Coast location
- Purpose – “*Providing homes to support better lives*”

Donna Cezair



# Worthing & beyond– our areas of operation







# • PlaceShapers



**PlaceShapers**

Together we help communities thrive

- We are a national network of about 85 housing associations who share a common purpose and commitment to the communities where they operate.
- Our work focusses on the place-shaping role of our members – this means focusing on improving places through social, economic and physical regeneration.
- Our long-term vision is to put place-shaping at the heart of decision making.





# • Our members



**PlaceShapers**

Together we help communities thrive

- We work hard to get to know our members and their priorities.
- Our members share a commitment to place-shaping, but that looks different in different places.
- We are a member-led organisation and are reliant on the input, guidance, case studies and best practice from our members.
- We run networks and events and share stories and case-studies so members can learn from each other.
- We lobby and influence so our members can do more.





# • Our three-year strategic plan



**PlaceShapers**

Together we help communities thrive

- **Communicate** the unique role of place-based housing associations to ensure the sector is understood and valued by politicians and stakeholders.
- **Connect** with our members and facilitate access to support to help them address the challenges they face in delivering their place-shaping role.
- **Collaborate** with members and the wider sector to give residents a voice that is heard by housing associations and government.



# Benefits of Planning changes for Place Shapers

- The ambition to build more homes is crucial
- Good quality engagement with communities and streamlining processes / reducing gold-plating
- Halving the statutory pre-consultation period on major housing developments – reducing costs
- Locally setting planning fees to cover the real costs and hopefully ensure adequate resources
- Spatial Development Strategies – working across Local Authority boundaries in a more strategic way – sub-regional planning areas

# Benefits of Planning changes for Place Shapers

- National scheme of delegation to Planning Officers / qualifications for Councillors
- Local Growth Plans – joined up approach to planning and infrastructure
- Local Nature Recovery Strategies – Environmental Delivery Plans
- Nature Recovery Funds – speed up development processes and improve conservation
- Simplified Compulsory Purchase Order processes – can disregard “hope value”





# Lunch break

**Time to network and speak to your  
exhibitors**







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Housing

# Fire safety in the design, management and use of homes – in conversation



**Jan Taranczuk**  
Fire safety  
specialist,  
National Social  
Housing Fire Safety  
Group



**Lisa Priestman**  
Prevention  
manager,  
East Sussex Fire and  
Rescue Service



**Penelope  
Schofield**  
Senior coroner,  
West Sussex,  
Brighton and  
Hove



**Will Collier**  
Relationship  
manager,  
Aico



**Brian George**  
Senior project  
manager, MHS  
Homes

# Procurement – transparency and social value



**Morris Williams**

Social housing procurement  
manager, L&Q



**Caroline Lester**

Director, 4i Solutions and  
vice chair, south east regional  
group, Chartered Institute of  
Housing



**Lauren Bailey**

Head of social value,  
Ridge



RIDGE

BUILT  
ENVIRONMENT  
CONSULTANCY

# Procurement, Transparency & Social Value

Lauren Bailey, Head of Social Value



# **SOCIAL VALUE - RIDGE AND PARTNERS LLP**

- Policy to practice
- The operational reality
- Redefining responsibility at Ridge
- Theory led, outcome driven
- Social Value in practice
- Look ahead

## OPERATIONAL DELIVERY RISKS



	Risk Area
1	Overcommitting & underdelivering
2	Dispersed effort, limited depth, negative net impact
3	Paralysed by complexity



## Alignment and Accreditations

- ✓ BS 8950 – British Standard for Social Value
- ✓ Institute for Social Value – Social Value Management Certification
- ✓ Principles of Social Value
- ✓ Business In the Community (BITC) Membership



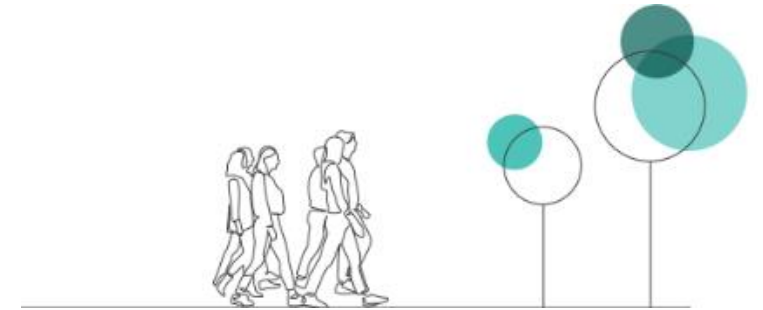
# THEORY LED, OUTCOME-DRIVEN

**Environmental  
Stewardship**

**Responsible Business**

**Equitable Economy**

**Resilient Community**



# ENVIRONMENTAL STEWARDSHIP IN ACTION

Ridge Climate Excellence Fund.

Ridge Expert Hub.

Ridge Green Futures – Our accredited carbon literacy training programme.

Employee engagement and training in environmental stewardship.



## LOOK AHEAD

**Procurement** is the starting point.

**Transparency** is the standard.

**Social Value** is the lever to catalyse positive outcomes in the housing sector.





# NETWORK BRIGHTON

**It's time to join fellow housing professionals in the  
exhibition hall for complimentary refreshments and  
networking**

**15:30 – 17:30**

