

# Empty Homes Conference

## 25<sup>th</sup> May 2010

NAEPP

Supported by



at  
**The Studio**  
**Birmingham**

from

**£119**

per delegate

### The Programme

#### Morning

- 09:30-10:15 **Arrival:** tea, coffee, registration
- 10:15 **Welcome...** NAEPP annual review and prospects
- 10:30-10:55 **What next for empty homes work?:**  
*David Ireland, Chief Executive, EHA*
- 10:55-11:40 **Tracing owners:**  
*Andrew Vickers, EPO, Nottingham City Council*
- 11:50-12:35 **Grab a drink!**
- WORKSHOPS**
- A **Valuation lists & empties**  
*Justin Giles, VOA*
- B **Cross-boundary working Panel** with reps from **Kent, Devon, Greater Norwich**
- LUNCH**  
2-course, hot, sit-down lunch served in **Relax**, the Studio's restaurant
- 12:35-13:30

#### Afternoon

- 13:30 **Practitioner of the Year Award**
- 13:35-14:25 **Meeting the challenge of inspection**  
*Kieran Colgan, Audit Commission*
- 14:25-15:05 **Temporary Social Housing Grant**  
*Darryl Lawrence, RHI & Justine Manion, Riverside*
- Grab a drink!**
- 15:15-16:50 **Enforcement - the Final Frontier**  
**Exploring the toolkit**  
*Andrew Lavender, Consultant CPC Ltd. & KCC*
- CPOs made easy**  
*Chris Skinner, Great Yarmouth BC*
- EDMOs: lessons shared**  
A panel including **Mark Siddall, Nick Long**  
20 EDMOs between them
- 16:50 **CLOSE**

**National Association of Empty Property Practitioners**

*Supporting the people who bring empty property back into use for housing*

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## Sessions in detail

### Session 1

#### **NAEPP – annual review and prospects for coming year**

with **The Chair, NAEPP**

A brief review: what we've done; the coming year. Plus results of the AGM.

### Session 2

#### **Keynote address – what next for empty homes work?**

with **David Ireland, Empty Homes Agency**

David will give a panoramic view of the empty homes landscape after the General Election.

### Session 3

#### **Tracing owners – tricks of the trade**

with **Andrew Vickers, Nottingham City Council**

Andrew is an ex-policeman who knows all the tricks of the trade and speaks from extensive experience as an empty homes practitioner. He'll offer the best tips and insights available.

### Session 4

#### **WORKSHOPS – Pick A or B**

#### **Workshop A:**

#### **Removal of empty homes from valuation lists**

with **Justin Giles, Valuation Office Agency**

For the first time, we'll get insight into this little-understood process. Justin is the lead officer for this within the VOA. He'll cover the legal framework, the processes and the criteria used.

#### **Workshop B:**

#### **Building a cross-boundary empty homes initiatives**

with **Andrew Lavender, CPC / Kent County Council, Claire Hope, Devon Empty Homes Initiative; Mark Siddall, Greater Norwich Housing Partnership**

Our panel-members have direct practical experience of the issues involved in building cross-boundary empty homes initiatives. There'll be hand-outs and brief presentations from each panelist leading on to questions from the floor.

### LUNCH

### Session 5

#### **Empty Property Practitioner of the Year Award 2010**

presented by **Nienke Steenbergen, Ad Hoc Property Management**

### Session 6

#### **Meeting the challenge of inspection**

with **Kieran Colgan, Audit Commission**

A vital presentation from the Lead Housing Inspector for the South West. Empty homes work figures highly in the new CAA reports and has been highlighted as an area where councils and their partners can do more. Bringing empty homes back into use is a key theme of all strategic housing inspections and could be an area targeted as part of the Commission's new short notice inspection work.

### Session 7

#### **Temporary Social Housing Grant**

with **Darryl Lawrence, Rochdale Housing Initiative** and **Justine Manion, Riverside Housing Group**

This little-understood option offers the most flexible funding arrangements available for empty homes work within the Homes and Community Agency's grant regime. Darryl and Justine understand the nuts and bolts and will provide both background and case studies to illustrate its potential.

### Session 8

#### **Enforcement – the final frontier (when partnership doesn't work)**

#### **Part 1:**

#### **Exploring the enforcement tool-kit**

with **Andrew Lavender, Consultant / Kent County Council**

Andrew knows enforcement inside out. He'll run through everything from Building Act to Planning Act to Environmental Protection. Everything but EDMOs and CPOs, in fact.

#### **Part 2:**

#### **Compulsory purchase made easy**

with **Chris Skinner, Great Yarmouth Borough Council**

Chris Skinner brings 25 years experience as a solicitor to CPO work. He knows how to get results and he can help you achieve the same success.

#### **Part 3:**

#### **EDMOs – lessons learned, lessons shared**

with **Mark Siddall, Greater Norwich Housing Partnership, Andrew Lavender, Consultant / Kent County Council, Nick Long, Lewisham ..... and more**

The most expert EDMO practitioners in the country give you the opportunity to learn from their experience, ask questions – and contribute your own experiences.

# NAEPP Empty Homes Conference – 25<sup>th</sup> May, Birmingham

## Your Speakers

### MAIN SPEAKERS

#### **Kieran Colgan, Lead Housing Inspector for the South West, Audit Commission**

Kieran joined the Audit Commission in 2001 as a Best Value Inspector from Bristol City Council. His last job prior to joining the Commission involved the management of a cross-tenure housing service including repairs and improvement to the Council's housing stock, private sector housing and public health services. Kieran has a degree in environmental health and holds postgraduate qualifications in both housing and management.



#### **Justin Giles, Chief Executive's Office, Valuation Office Agency**

Justin currently heads up the technical advice side of Council Tax in the VOA, being a Chartered surveyor with broad property experience, and is responsible for maintaining the on-line Council Tax Manual Practice notes. He is active in Christian charitable work in Kenya and Malawi and a keen DIY home improver.



#### **David Ireland, Chief Executive Officer, Empty Homes Agency**

David needs little introduction to empty homes practitioners. As Chief Executive of the Empty Homes Agency he is constantly promoting the importance of our work. Author of *How to Rescue a House* (Penguin, 2005) he worked as Local Authority Executive for the Empty Homes Agency before assuming his current role, having previously accumulated many years of experience as an empty homes officer in London.

#### **Andrew Lavender, Consultant (Capital Projects Consultancy Ltd.), retained by Kent County Council**

Andrew is an Environmental Health Practitioner with a wealth of experience in private sector housing, providing specialist consultancy advice and interim management to Local Authorities and their partners. Andrew has worked as a private sector Consultant since 2002 and is currently a Senior Associate for Capital Projects Consultancy (CPC Ltd). Since late 2005 one of his roles has been to act as the delivery partner for the Kent Empty Property Partnership (*No Use Empty*). More recently, Andrew has been charged with expanding the operation to all the Kent authorities.

#### **Darryl Lawrence, Director, Rochdale Housing Initiative**

Darryl has been the Director of RHI for 8 years. Before that he worked as an Empty Homes Officer at Eastbourne BC as well as developing and managing all of Brighton and Hoves' Temporary Accommodation. RHI has recently been commissioned by Rochdale MBC to develop an empty property agency: he facilitated the re-occupation of 48 long-term empty flats and levered in an additional £2 million in funding for the area using Temporary Social Housing Grant.

#### **Justine Manion, New Business Manager, Riverside Housing Group**

Justine is a housing professional who has worked within the public housing sector over the past 20 years. She has significant experience in project management, partnership working and in strategic delivery of urban renewal, pathfinder and housing regeneration schemes. Justine will share her experience of Temporary Social Housing to alleviate the problem of empty homes. Justine is also Chairperson of Tung Sing Housing Association.



#### **Chris Skinner, Head of Central Services, Great Yarmouth Borough Council**

Chris qualified as solicitor in 1984, has over 30 years local authority experience and is Head of Central Services at Great Yarmouth Borough Council. Besides managing the Department, Chris carries a wide legal case load. Previously he has worked at Waveney District Council, Reigate and Banstead Borough Council and Norwich City Council. Chris specialises in compulsory purchase work and has pioneered the development of a service that other local authorities can call on.



#### **Andrew Vickers, Empty Property Officer, Nottingham City Council**

Andrew is a retired police officer, having served with Nottinghamshire Constabulary before reaching his 'sell by date'. He has been Nottingham's empty homes officer since 2004. Andrew quickly gained a reputation for his enthusiastic, no nonsense approach to his work. He is a member of the East Midlands Empty Property Forum steering group and a regular presenter at their meetings. Drawing on his police experience, he is adept at tracing elusive home owners, advising, persuading, offering advice—but admits he relishes the challenge of recalcitrant owners.

### OUR PANELLISTS INCLUDE:

#### **Claire Hope, Empty Homes Partnership Officer, Empty Homes Partnership (Devon)**

Employed by Exeter City Council as part of the Devon Empty Homes Partnership, Claire works as empty homes officer across Mid Devon and East Devon District Councils.



#### **Mark Siddall, Sub-regional Empty Homes Officer, Greater Norwich Housing Partnership**

Mark Siddall currently co-ordinates a sub-regional project tackling empty homes for Norwich City Council, Broadland District Council and South Norfolk District Council. The sub-region has made 7 successful applications for EDMOs and Mark considers the tangible threat of enforcement has a major influence on the outcome of much larger numbers of properties. Mark entered into Private Sector Housing at Waveney District Council in 2006 and has been in his current role for a little over 3 years.



#### **Nick Long, Empty Homes Manager (London Borough of Lewisham)**

Nick has worked on empty homes in Lewisham for 14 years. He gained 5 interim EDMOs in 2007 and has more in the pipeline. Nick worked for CDS Co-operative Housing in the '80s and has been a Green Party Parliamentary Candidate.