

# Future housing conference

February 24<sup>th</sup> 2010, The Westbury Hotel, LONDON

## PROGRAMME

0845 **Registration and coffee**

0910 **Welcome and introduction**

Sue Anderson, head of external affairs, **Council of Mortgage Lenders**

0915 **Why the mortgage world will no longer be the same and what to expect in the future**

- Why normal was never normal
- Why the good old days for lenders were never really the good old days
- Customer expectations in a changing world and how lenders are reacting

Michael Coogan, director general, **Council of Mortgage Lenders**

0950 **The role of housing in the community**

- Government priorities
- The changing role of housing tenure
- Low-cost home ownership
- Mortgage Rescue

Rt. Hon John Healey, **Minister for Housing and Planning**

1020 **The housing challenge**

What is the outlook for long term housing supply when considered against current need and household projections? Various reports have stated that the UK is heading for a housing supply crisis as for years housing output has failed to keep pace with growing need. How is this picture changing with the current economic picture and what might be the consequential impact on affordability and the social and economic health of the nation?

Kay Boycott, director of communications, policy & campaigns, **Shelter**

1100 **Refreshments**



## 1120 **The future mortgage**

- Will the effect of the FSA's Mortgage Market Review mean that "the mortgage" will be a totally different animal?
- With the banning of self cert and possibly fast track, will product innovation disappear?
- Will the role of the intermediary change to be a simple product funnel to customers?
- With the customer now classed as "irrational" by the FSA, has their position been weakened or strengthened?
- What role will technology play in shaping the mortgage of the future?

Peter Williams, executive chairman, **IMLA**

Bob Pannell, head of research, **Council of Mortgage Lenders**

## 1200 **Future tenure**

- Will owner occupation be the tenure of choice in the future?
- Public investment and support for housing tenures – what is the future direction?

Dr Julie Rugg, senior research fellow, **The University of York**

John Stewart, director of economic affairs, **Home Builders Federation**

Peter Williams, executive chairman, **IMLA**

## 1240 **Lunch**

## 1340 **Houses are no longer safe as houses**

The past few years have shown that there is an inherent risk in developing housing, a risk in lending for individual customers and mortgage lenders and risk for society as a whole if we get these decisions wrong. With this backdrop has our view of risk in the housing world changed for the better or worse?

Steven Hall, director, **KPMG**

## 1415 **Expanding supply: meeting the housing challenge**

Steep cuts in house building since 2007, and expectations of a long, slow recovery in home building, will worsen the already serious long-term imbalance between housing demand and supply (Barker Review, 2004). Policy failures extend back nearly two decades, so both political parties must share responsibility for Britain's chronic failure of housing supply. If we are serious about achieving a significant, and sustained long-term increase in home building, the next Government will need to face up to some uncomfortable and challenging policy choices.

John Stewart, director of economic affairs, **Home Builders Federation**

## 1450 **Refreshments**

## 1510 **Myths, lies and questions about first time buyers**

- Its always been difficult to buy your first home
- First-time buyers are young hard-working couples
- What's the difference between first-time buyers and policemen?
- No-one can afford to get on the housing ladder these days
- Government cares about first-time buyers
- What's wrong with being 40 and renting?

Bob Pannell, head of research, **Council of Mortgage Lenders**

## 1545 **The changing picture of how we fund mortgages**

The wholesale funding markets were decimated in 2008 as lenders struggled to raise finance to support their mortgage and other lending. With a relatively static pool of retail savings, if we are to return to a vibrant and thriving mortgage market, the return of wholesale funding is essential. There were some signs of improvement in late 2009, but will the new deals being issued really be able to plug a £300bn funding gap?

- To what extent can retail deposits support the growth of the mortgage market going forward?
- Can a new model of wholesale funding be developed and who will the investors be?
- Can government support in funding markets be unwound without further market disruption?

Rob Thomas, senior policy adviser, **Council of Mortgage Lenders**

## 1625 **Chairman's closing remarks**

## 1630 **End of conference**