

# FINANCING

FOR DELIVERY  
& MANAGEMENT

ICSH HOUSING FINANCE CONFERENCE  
Thursday 20<sup>th</sup> & Friday 21<sup>st</sup> October 2016  
Newpark Hotel, Castlecomer Road, Kilkenny

#backedbyAIB



Irish Council  
for Social Housing

# FINANCING FOR DELIVERY & MANAGEMENT

The ICSH Housing Finance Conference has firmly established itself as the leading finance focused event for housing practitioners. Since its establishment in 2008, the event has grown from strength to strength and has been to the forefront in addressing the significant changes in the financial operating environment for housing associations.

This year the Conference will explore the provisions within the Government's recently published Action Plan, *'Rebuilding Ireland'*, and will address and link the **Financing, Delivery and Management** challenges in meeting expectation and ambition towards a more appropriate housing supply. In fulfilling delivery requirements, the Conference will explore the financial rightsizing of the sector, looking at new state funding investment, loan finance mechanisms — including lender requirements — while also addressing innovative strategic funding options to address off balance sheet requirements. With high delivery expectations, the conference will link financial arrangements to explore a range of delivery options to accelerate provision with key stakeholder perspectives from both the public and private sector on potential collaborative and supportive delivery arrangements, and the need to deliver value for money. The conference will explore housing management practices in meeting special needs accommodation provision, and also asset management requirements from regulatory and operational perspectives, drawing on good practice and experiences from Ireland and abroad.

Our expert line up of speakers, will include senior representatives from the Department of Housing Planning, Community & Local Government, the Housing Agency, lending institutions, local authorities, the HSE as well as key economic and financial analysts and housing associations from across Ireland and the UK whose opinions and knowledge will help housing practitioners understand and navigate their financial, delivery and management challenges and opportunities ahead.

## We'll hear from key stakeholders on topics such as:

- ▶ Government Action Plan *'Rebuilding Ireland'*;
- ▶ Housing Delivery Mechanisms;
- ▶ Planned Government Revolving Fund;
- ▶ Part V Implementation;
- ▶ Financial Lender Environment & Requirements;
- ▶ Housing /Financial Regulation;
- ▶ Accounting Good Practices;
- ▶ Asset Management;
- ▶ Urban & Rural Regeneration;

## Information Stand - Residential Tenancies Act (RTA)

With the commencement of the Residential Tenancies (Amendment) (Act)2015 (RTA) on 7th April 2016, which brings all housing association tenancies under the remit of the Residential Tenancies Board (RTB) for the first time, the ICSH through their Tenancy Registration Support Officer will be providing a registration and information stand at the conference to assist housing associations with any queries.



## WHO SHOULD ATTEND

- ▶ Board members of housing associations and co-operatives;
- ▶ Housing association staff involved in finance, development & management;
- ▶ Construction industry representatives;
- ▶ Investors, financial bodies, credit unions;
- ▶ Legal and financial advisers;
- ▶ Local authority staff;
- ▶ Local elected representatives;
- ▶ EU Managing Authorities;
- ▶ Government departments;
- ▶ HSE officials including support providers;
- ▶ Others with an interest in housing finance, development & management;





# CONFERENCE SESSIONS

## FINANCIAL LANDSCAPE FOR DELIVERY

With a national Action Plan in place to address our housing crisis, what are the key financial developments, at home and abroad, that could affect housing delivery now and into the future? Our expert panel of commentators will be making sense of the current and future financial landscape and what this will mean for housing delivery. What immediate, medium and long term actions are warranted to correct the current housing market and how can we deliver value for money?

## FINANCING & DELIVERY PERSPECTIVES

The emerging landscape for social housing delivery offers scope for new and innovative financing measures to be applied. AIB, a leading financial institution backing the sector, is providing access to project finance lending for acquisitions and development finance for construction projects. This session has at its core the multi-stakeholder collaboration and engagement required for accelerated housing delivery and access to private finance. We hear from a top tier debt provider on lending criteria and due diligence in the case of planned developments, and the session also explores the developer perspective in securing debt/equity finance while addressing other development challenges including site availability, construction costs, development viability and Part V implementation. We hear from a leading Tier 3 Housing Association on experiences with Part V delivery. In addition, a pioneering model for housing association led affordable housing delivery will be presented.

## LENDING FOR DELIVERY

How can we fund social housing to deliver on the scale required? This session explores emerging innovative strategic funding options to address off balance sheet requirements and looks at how best to implement a model here in Ireland, drawing on learning from the Scottish Federation of Housing Associations. The session also explores options for equity (i.e. 'Risk Capital') through emerging intermediaries and questions lenders on their criteria and requirement expectations in the availability of debt finance.

## NEW BUILD MODELS OF DELIVERY

In response to current housing needs, there is a requirement for increased output of social, private and rental housing in the short, medium and long term, to bridge the gap between current levels of output and the annual output required by 2020. This session will examine various approaches currently being taken by a range of stakeholders including local authorities, housing associations and NAMA in securing expanded and accelerated delivery of social housing.

## REGULATION - ENABLING DELIVERY

Forthcoming statutory regulation and updates on the implementation of the Voluntary Regulation Code, in particular the Financial Standard and Assessment framework, are key areas of discussion in this session. What has been the approach to date in monitoring and assessing the financial health of Tier 3 Housing Associations and what is expected of other tiers in making financial returns? The session will also provide regulatory perspectives from the lender, while also obtaining auditor insight on the application of the new accounting framework FRS102. A key aspect of the session will be hearing the views and regulation experiences across the housing association tiers.

## INNOVATIVE HOUSING DELIVERY - FINANCING REGENERATION

This session looks at delivering housing in a way that meets current needs, while also contributing to wider objectives such as the need to support sustainable community development and urban and rural regeneration. The session gives an overview on Government Investment plans and highlights work undertaken and measures being explored by both housing associations and local authorities in utilising vacant stock and increasing delivery to renew urban and rural areas.

### PARALLEL SESSIONS

## TAKING STOCK - SUSTAINABLE ASSET MANAGEMENT

This session will set out the key steps involved in undertaking a stock condition survey and translating information gathered into long term sinking fund provision. The session will draw on asset management practices from large and small housing associations both here and in the UK.

## SUPPORTED HOUSING DELIVERY

This session will explore the provision of special needs accommodation, in particular for older people and people with a disability, looking at requirements for a range of housing choices and options in line with Government policy to support people to live independently in their own homes and communities. The session will identify and discuss current challenges from funding, delivery and management perspectives and will draw on various stakeholders (including the HSE), and will hear from housing associations on their current initiatives and experiences to date in good practice delivery.



# CONFERENCE PROGRAMME

Thursday 20th October 2016

8.30am-9.30am **Registration & Tea / Coffee**

9.30am **Welcome Address**

Justin O'Brien, President, Irish Council for Social Housing (ICSH)

10am-10.45am **LANDSCAPE FOR DELIVERY & VALUE FOR MONEY**

Chair: **Donal McManus**, CEO, Irish Council for Social Housing (ICSH)

- ▶ **Kieran McQuinn**, Associate Research Professor, Economic and Social Research Institute (ESRI)
- ▶ **John O'Connor**, Chief Executive, Housing Agency
- ▶ **Denis Ryan**, Category Specialist Higher, Professional Services, Office of Government Procurement

10.45am-11.30am **FINANCING & DELIVERY PERSPECTIVES 'Round Table Interview'**

Chair: **Maura Moore**, Head of Professional Services & Nonprofits, AIB

- ▶ **Alex Walsh**, Development Director, McGarrell Reilly Group
- ▶ **Donall O'Shea**, Head of Real Estate Finance, AIB
- ▶ **Sean O'Connor**, CEO, Túath Housing Association
- ▶ **Hugh Brennan**, CEO, O'Cualann Co Housing Alliance

11.30am-12.00pm **Tea Break - sponsored by Centrus** 

12pm-1pm **LENDING FOR DELIVERY**

Chair: **Martina Smith**, CEO, Clanmil Ireland

- ▶ **Donald Lockhart**, Housing Association Resource for Investment Scheme (HARIS), Off Balance Sheet Financing, Scotland
- ▶ **Peter Ferris**, Director, Corporate Banking, Barclays Bank
- ▶ **Michael Rafferty**, Group Finance Director, Choice

1pm-2.15pm **Lunch**

2.15pm-3.15pm **NEW BUILD/Models of DELIVERY & THE WIDER IMPACT**

Chair: **Felix McKenna**, Deputy Head, Asset Management, NAMA

- ▶ **Nina Murray**, Principal Officer, Department of Housing, Planning, Community and Local Government
- ▶ **Tony Flynn**, Executive Manager, Dublin City Council
- ▶ **Natalia Rogaczewska**, Chief Advisor & Head of European Affairs, Housing Association Federation Denmark, BL

3.15pm-3.45pm **Tea Break**

3.45pm-5.15pm

**Parallel Sessions**

PARALLEL SESSIONS

1

**TAKING STOCK -SUSTAINABLE ASSET MANAGEMENT**

Chair: **Tim Butler**, Director of Services, Kilkenny County Council

- ▶ **Pat McGovern**, Managing Director, McGovern O'Brien Building Surveyors
- ▶ **Anne O'Meara**, Finance Director, Circle Voluntary Housing Association
- ▶ **Wayne Gethings**, Managing Director, The Wrekin Housing Trust
- ▶ **Kevin Burke**, National Maintenance and Procurement Manager, Respond! Housing Association

2

**SUPPORTED HOUSING DELIVERY**

Chair: **Margaret Geraghty**, Director of Housing and Community Department, Fingal County Council

- ▶ **Alison Ryan**, Project Support Officer, HSE
- ▶ **Turlough O'Brien**, CEO, Tinteán Housing Association
- ▶ **Gene Clayton**, CEO, The Iveagh Trust
- ▶ **Councillor Nick Killian**, Meath County Council

7pm

**Drinks Reception - sponsored by Altair**



8pm

**Conference Dinner**

Guest Speaker: **Brian Cody**, Kilkenny Hurling Manager

Friday 21st October 2016

9.30am-10.45am **REGULATION - ENABLING DELIVERY**

Chair: **Oonagh Breen**, Senior Lecturer at the School of Law, University College Dublin/ Board Member of the Interim Regulation Committee

- ▶ **Brian Nevin**, Finance Regulation Manager, Housing Agency, Regulation Office
- ▶ **Noel Delaney**, Partner, Audit and Assurance, Grant Thornton
- ▶ **Jason Murphy**, Managing Director, Centrus

**Commentary from Housing Associations**

- ▶ **Tier 3 Cathal Callan**, Finance Director, Clúid Housing Association
- ▶ **Tier 2 Gerry Wycherley**, Board Member, Galtan Housing Association
- ▶ **Tier 1 Lesley Jones**, Manager, Grantstown Voluntary Housing Association

10.45am-11.15am **Tea Break**

11.15am-12.30pm **INNOVATIVE HOUSING DELIVERY - FINANCING REGENERATION & STOCK TRANSFER**

Chair **Joe Sullivan**, Senior Executive Officer, Waterford City & County Council

- ▶ **John McLean**, Chief Executive, Fold Ireland
- ▶ **Seán Cremen**, Head of Treasury, Housing Finance Agency
- ▶ **Brian O'Sullivan**, Finance Director, Túath Housing Association

12.30pm

**Closing Address**

**Kathleen McKillion**, Director of Operations, Irish Council for Social Housing (ICSH)

1.00pm

**Lunch**

## FEE

The Conference fee per delegate is as follows:

- ▶ ICSH Member Organisations **€245**
- ▶ Voluntary and Other Organisations / Statutory / Private Organisations (including local authorities and elected members) **€260**

*The conference fee includes documentation, lunches and conference dinner. Overnight accommodation or travel costs are not included.*

## SPECIAL OFFER

Book three places, get the third half price

## VENUE

Newpark Hotel, Castlecomer Road, Kilkenny

## DELEGATE RATES

The Newpark Hotel is offering a delegate rate of €75 per single room for the ICSH conference.

T 353 56 776 0500

[www.flynnhotels.com/NewparkHotelKilkenny/](http://www.flynnhotels.com/NewparkHotelKilkenny/)

Email: [reservations@newparkhotel.com](mailto:reservations@newparkhotel.com)

Conference Booking Policy: Conference fees must be paid upon receipt of invoice. Euro cheques only. Payments by interbank electronic transfer will be acknowledged when details have been received by post or email from the payee to [mairead@icsh.ie](mailto:mairead@icsh.ie)

For more information: [www.icsh.ie](http://www.icsh.ie)

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