

## All You Want to Know About Local Authority Housing Finance 2018

**March 2018**

We are holding the first of our 2018 series of 'All You Want to Know About Local Authority Housing Finance' on 13th March 2018. This seminar is designed to give an introduction and overview to this important subject and is fully up to date with all developments.

This seminar is designed for people who are not experts in housing finance, but who need to understand the basics and achieve an overview of what is going on. It is suitable for councillors, housing managers, tenant representatives, finance staff who have limited experience of local authority housing finance and others who realise that an understanding of housing finance can place them at an advantage!



**Briant Estate, Lambeth, London.**

Do you think that a working knowledge of local authority housing finance would put you and your colleagues in a position of advantage?

### **The session will answer the following questions:**

- How does the Housing Revenue Account work?
- How does the Housing General Fund work?
- How does the Housing Capital Programme work?
- What is going on in the world of local authority housing finance?
- What are the Financial Opportunities and Threats for Local Authority Housing?

The session is comprehensive and refers to the Housing Revenue Account, Rents, Service Charges, Self-Financing, Capital Programmes, Right to Buy, Development, Prudential Borrowing, Housing Benefit, Welfare Reform, Strategic Housing, Arms' Length Management, Private Finance Initiative, Business Planning and much more.

The session is also fully up to date and refers to recent government policies on the funding of supported housing; reductions in social and affordable rents of 1%; setting of rents based on the consumer prices index plus 1% a year after 2020; and the potential for 'deals' to build new housing through increases in the 'borrowing cap' and other flexibilities. The session is accompanied by a very useful 100-page book that is designed for reference after the session entitled: **"All You Want to Know About Local Authority Housing Finance 2018"**

### **Venues and Dates:**

**London:** Novotel Hotel, Waterloo – 13<sup>th</sup> March 2018.

**North:** Novotel Hotel, Leeds – 20<sup>th</sup> March 2018.

## The Programme

### 10.00 How does the Housing Revenue Account work?

Accounting Basics; Revenue and Capital; Jargon Demystified; Ring Fencing; Income and Expenditure Accounts (including the difference between the accounting basis and the funding basis); Management, Maintenance and Capital Financing Costs; Social Rents; Affordable Rents; Rent Reforms; Rents after 2020 based on increases in the consumer prices index plus 1%; Service Charges for Leaseholders and Tenants.

### 11.00 BREAK

### 11.15 What are the Implications of Self-Financing?

Self-financing including the redistribution of Housing Debt, Tenanted Market Value and Treasury Management; the treatment of Depreciation and Financing of Major Repairs; Valuation of housing and the Housing Revenue Account balance sheet; Housing Revenue Account Business Plans; The Decent Homes Standard; Development and New Build; Distribution of capital grants; Prudential Borrowing and the 'Borrowing Cap'; potential 'deals' for new build based on raising the 'borrowing cap' and other flexibilities; Special Purpose Vehicles for Development.

### 12.30 LUNCH

### 13.30 Capital Receipts, Welfare Reform and the General Fund.

Capital Receipts and the Right to Buy initiative; Options for funding Investment; Implications of the government's policies for housing including the Welfare Reform and Work Act and Housing and Planning Act; Implications of Welfare Reform – including the Under-Occupation Penalty, Total Benefits Cap and Universal Credit; the future funding of Supported Housing; How the Housing General Fund works; Strategic Housing; Private Sector Housing; Homelessness; Supporting People; Working with Housing Associations.

### 14.45 BREAK

15.00 Arms-Length Management (financial arrangements, the effect on the Housing Revenue Account, impact of self-financing); Stock Transfer and the impact of self-financing; Private Finance Initiative; Asset Management; Risk Management; Risks that affect the Housing Revenue Account; Value for Money; Economy, Efficiency and Effectiveness; Procurement; Shared Services; the impact of 'Brexit'; What the future might hold.

### 16.00 CLOSE

This seminar is also available in-house where it can be tailored to the client's specific requirements. For further information about in-house courses, please see

<http://awics.co.uk/in-house-local-authority-housing-finance>

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**Adrian Waite (Independent Consultancy Services) Limited**

**Our speaker **Adrian Waite** is well known for his in-depth knowledge of this subject and for his ability to present information clearly.**

Adrian Waite is Managing Director of 'Adrian Waite (Independent Consultancy Services) Limited'. He is a qualified member of the Chartered Institute of Public Finance and Accountancy (CIPFA), an Associate member of the Chartered Institute of Housing and a Fellow of the Institute of Leadership & Management.

Adrian is a former member of the CIPFA National Council and the Housing Panel. He was a member of the working party on funding mechanisms that was part of the Communities & Local Government and Treasury review of the financing of the Housing Revenue Account. He is also a former Chair of Impact Housing Association.

Adrian's recent work has included: preparing housing business plans and financial 'health checks' of housing revenue accounts; advising on risk management and asset management; developing procurement and value for money strategies; evaluating efficiency gains; carrying out value for money reviews; developing financial modelling and advising on 'new build'; reviewing and introducing new leaseholder and tenant service charges; evaluating the impact of self-financing; carrying out and evaluating housing stock options appraisals; acting as lead associate consultant in a Local Government Association peer review; preparing expert witness reports for judicial reviews and acting as an Associate Housing Inspector and Independent Tenants' and Residents' Advisor. He is therefore well placed to explain local authority housing finance as it is seen in central and local government and its impact on tenants.

After graduating from Oxford University with a First-Class Honours degree, Adrian joined West Yorkshire Metropolitan County Council as a Trainee Accountant. Appointments at Leeds City Council and Newcastle on Tyne City Council gave Adrian experience of the finance of every local government service. In 1990, he was appointed Assistant County Treasurer at Staffordshire County Council. As Finance Director, and then Strategic Director, at Copeland Borough Council between 1993 and 1998 he became conversant with every aspect of the finance and strategic management of housing. He left Copeland Council in 1998 to work as an Independent Consultant. Since then he has worked with central government, local authorities, housing associations, tenants' associations, universities, professional bodies and others in England, Scotland, Wales and South Africa on a variety of financial and strategic issues that affect housing.

### **About 'AWICS'**

'AWICS' is a management consultancy and training company. We specialise in providing support in finance and management to clients who provide public services especially in local government and housing. We are well known for our ability to analyse and explain complex financial and management issues clearly. Our mission statement is 'Independence, Integrity, Value'. We therefore provide training from an independent standpoint that is designed to help the client to achieve their objectives. We are passionate about working with the utmost integrity. We believe that we offer the best value for money that is available today! We are big enough to make a difference – but are small enough to care!

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### How to reserve your place

- **On line:** You can book online at: <http://awics.co.uk/all-you-want-to-know-about-local-authority-housing-finance-2018>
- **On line:** You can down load this form from <http://awics.co.uk/all-you-want-to-know-about-local-authority-housing-finance-2018> fill it in electronically and forward it to: [orders@awics.co.uk](mailto:orders@awics.co.uk)
- **By post:** Complete this form and send it to: AWICS Ltd, PO Box 17, Appleby in Westmorland, Cumbria. CA16 6YL.

**Payment:** It is possible to pay online at the time of booking. In the case of customers with an existing account, public bodies and housing associations we are happy to confirm your booking and send an invoice.

**Delegate fees:** The cost of this seminar in London is £250 plus VAT making a total of £300. The cost of this seminar in Leeds is £195 plus VAT making a total of £234. **However, there is a £20 discount for people who book a month or more in advance** making the cost £230 in London and £175 in Leeds. The fee includes lunch\* and book – ‘All you Want to Know about Local Authority Housing Finance 2018’.

Delegate Name                      Position and Organisation

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Please state which venue and date you require \_\_\_\_\_

Name of person booking \_\_\_\_\_ Tel.No. \_\_\_\_\_

Dept and Organisation \_\_\_\_\_ Order No. \_\_\_\_\_

Full Address \_\_\_\_\_

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Post Code \_\_\_\_\_ E-mail address: \_\_\_\_\_

Please let us know if your delegate has any particular needs including any special dietary requirements.

### Booking conditions:

- **Cancellations and substitutions:** A full refund will be given up to 28 days before the seminar. There after a 50% refund up to 14 days before the seminar. We regret that no refund can be given 14 days or less before the seminar. Cancellations must be made in writing or by email and be acknowledged by AWICS.
- **Refunds:** No refund will be given for non-attendance, but delegates may substitute another delegate at any time.

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