

## All You Want to Know about Scottish Social Housing Finance 2017

**April 2017**

Social housing is becoming increasingly important in Scotland at a time of rising demand for affordable housing and constrained resources. Scottish local authorities and housing associations face significant challenges. The economic background is one of austerity. Terms on which loans are available are less favourable than in the past but a significant level of development is still taking place. The Scottish Government has passed the Housing (Scotland) Act 2014, reformed the Scottish Housing Regulator and the 'Right to Buy' ended in Scotland on 31<sup>st</sup> July 2016. The Scottish Housing Regulator's new approach emphasises 'Value for Money'. The United Kingdom government has 'reformed' welfare with significant implications for Scottish tenants and landlords but some welfare powers have now been devolved to Scotland.



**Flats in Edinburgh.**



**Loreburn Housing Association - Dumfries.**

Whether you are in a Housing Association, Local Authority or another organisation with an interest in Scottish housing; whether you are a Housing Manager, Tenant Representative, Board Member, Councillor or even a member of the Housing Finance Team, you will need some knowledge of social housing finance.

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

- What financial environment are Scottish local authorities and housing associations working in?
- How do the finances of Scottish local authority housing services work?
- How do the finances of Scottish Housing Associations work?
- How is the development of new social housing funded?

Many people have already attended and benefited from this seminar. The 2016 session was well received with delegates saying that the information provided was very relevant, the quality of the presentation was excellent and the training met their needs fully. They described the session as interesting, useful and thorough. One delegate commented that there was 'a lot of ground covered in a one day session'.

The session is accompanied by a very useful book that is designed for reference after the session entitled:

**'All You Want to Know about Scottish Social Housing Finance 2017'**

### **Venue and Date:**

**Edinburgh:** Novotel Central Hotel – Wednesday 26<sup>th</sup> April 2017

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Company Number: 3713554. VAT Registration Number: 721 9669 13.

## The Programme

- 10.00      **What financial environment are Scottish local authorities and housing associations working in?**
- Political, Economic, Social & Technological Context; Accounting Basics; Jargon de-mystified; Financial Structures & Governance; Housing (Scotland) Act 2014; Scottish Housing Budgets; Scottish Social Housing Charter; Scottish Government's Strategy and Action Plan for Housing; Role & expectations of the Scottish Government & Scottish Housing Regulator including 'Value for Money'.
- 11.00      BREAK
- 11.15      **How do the finances of Scottish social housing work?**
- Housing Association Income & Expenditure Accounts; Local Authority Housing Revenue Accounts; Rent setting & affordability; Service Charges; Management & Maintenance costs; Pensions; Major Repairs; Capital Financing costs; Cash Flow; Financial Trends in Scottish Social Housing; Strategic Housing responsibilities of local authorities; Supporting People; Housing Benefit and Universal Credit; the United Kingdom Government's Welfare 'Reforms' & devolution of welfare powers to the Scottish Parliament.
- 12.30      LUNCH
- 13.30      **How is the development of new social housing funded?**
- Capital Programmes; Scottish Housing Quality Standard; Development & New Build; Local Authority Standard Delivery Plans & Prudential Borrowing; Capital Receipts; the end of 'Right to Buy'; Affordable Housing Supply; Housing Association Grant; Council House Building Fund; National Housing Trust; Loans including availability and conditions; Charitable Bonds; Balance sheets; Treasury Management; Regeneration; Stock Transfer.
- 14.45      BREAK
- 15.00      **What are the financial opportunities available to local authorities and housing associations?**
- Devolution; Opportunities & Threats; Links between Housing, Health and Economic Development; Business & Financial Planning; Future welfare reforms; Development in the current economic climate; Value for Money; Performance Management; Risk Management; Asset Management.
- 16.00      CLOSE

The session is also available in-house. For further information about in-house courses, please contact Adrian Waite on 017683-52165 or [Adrian.waite@awics.co.uk](mailto:Adrian.waite@awics.co.uk).



**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'.

Adrian is known for his expert knowledge of financial and management issues that affect Scottish social housing and his ability to explain complex matters in a clear and understandable manner. He provides training and consultancy on all aspects of the finance and management of social housing. He is a former Chair of the Board of Impact Housing Association; a former member of the Board of Calico Housing Association; and a former member of the National Council and Housing Panel of the Chartered Institute of Public Finance & Accountancy (CIPFA).

Adrian's recent work has included: Housing Inspection for the Scottish Housing Regulator; Providing Training for the Scottish Government, Local Government and Housing Associations on housing finance and welfare reform; Reviewing Value for Money in Housing Associations; Carrying out and Evaluating Housing Stock Options Appraisals; Preparing Housing Revenue Account Business Plans; Developing Procurement and Value for Money Strategies; Financial Modelling of New Build schemes; Reviewing leaseholder and tenant service charges; Preparing postgraduate course materials for a University; acting as an Independent Tenants' & Residents' Advisor and acting as an expert witness in judicial reviews of council budgets. He is therefore well placed to explain Scottish social housing finance as it is seen in Central Government, the Regulator, Local Government, Housing Associations and among Tenants.

After graduating from Oxford University with a First-Class Honours degree, Adrian joined West Yorkshire Metropolitan County Council as a Trainee Accountant, and became a qualified member of CIPFA. He is also an Associate member of the Chartered Institute of Housing and a Fellow of the Institute of Leadership & Management. Appointments at Leeds City Council and Newcastle on Tyne City Council gave him 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. From 1999 to 2000 he was an interim management accountant at East Dunbartonshire Council.

### **About 'AWICS'**

'AWICS' is a management consultancy and training company. We specialise in providing support in finance and management to clients 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://www.awics.co.uk/scotfin17.asp>
- On line: You can down load this form from, <http://www.awics.co.uk/scotfin17.asp> fill it in electronically and forward to: [orders@awics.co.uk](mailto:orders@awics.co.uk)
- By post: Complete this form and send it to: AWICS' Limited, Post Office Box 17, Appleby in Westmorland, Cumbria. CA16 6YL.

**Do not send any payment:** We will confirm your booking and send an invoice.

### Delegate fees:

The cost of this seminar is £195 plus VAT making a total of £234. The fee includes lunch\* and book – 'All You Want to Know about Scottish Social Housing Finance 2017'. Payment can be made online by PayPal, credit or debit card. Alternatively, we can send an invoice.

\* Please let us know if you have any special dietary requirements

Delegate Name                      Position and Department

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To enrol additional delegates, please photocopy this form.

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 \_\_\_\_\_

Please let us know if your delegate has any particular needs.

### 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.
- No refund will be given for non-attendance, but delegates may substitute another delegate at any time.

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