

Management Consulting for Housing Associations

AWICS is a Management Consulting and Training company that provides advice and assistance to public services including housing.

Housing Associations are faced with rising demand for affordable housing and constrained resources.

We have recently assisted our clients with management consulting advice and assistance with:

- Accounting and Budgeting
- Business Plans
- Value for Money Review
- Business Cases for Mergers
- Service Charges for Leaseholders and Tenants
- Development and Delivery of Training Programmes



Adrian Waite, Managing Director of 'AWICS'.

Housing Association Mergers

AWICS is able to support housing associations that are either considering or implementing a merger.

For example, we have recently assisted two London housing associations with preparing a business plan and a business case for merger.

Value for Money Reviews

Housing Associations are faced with rising demand for affordable housing and constrained resources. We believe that value for money is most likely to be achieved where there is a focus on the needs and aspirations of customers and a rigorous review of systems and costs.

Our experience in management consulting, strategic management, housing finance, business plans and residents' advice makes us well placed to consider value for money.

We have recently carried out a Value for Money review for Severnside Housing Association. This included considering: an evaluation of the value for money for major works; indirect market testing of responsive repairs and elements of planned and major works; out of hours repair reporting; variations; repairs policy; service standards; missed appointments; interface between major works and voids teams; installation of major works; operational structures and staffing arrangements and improvements in cost and productivity generally.

Business Planning, Accounting and Budgeting

Housing Association finance is a specialist area and our management consultants are able to offer specialist advice and practical assistance with business planning, accounting and budgeting.

We have recently assisted three housing associations in London with the preparation of business plans and with preparing a business case for a merger.

Service Charges for Leaseholders and Tenants

The calculation and management of service charges for leaseholders and tenants can be complex.

We have advised a number of housing associations on service charges including:

- Calico Housing Association on the introduction of new service charges for Intensive Housing Management.
- YMCA London Southwest on the calculation of service charges.

We have provided in-house training to a number of housing associations on service charges including: St. Vincent's Housing Association, SHAL Housing Association, Two Castles Housing Association and Valleys to Coast Housing Association.

Adrian Waite has been a guest speaker at National Housing Federation conferences on service charges.

We have advised Teresa Peace MP, currently the Shadow Minister for Housing, on issues connected with service charges in Thamesmead in her constituency.

Development and Delivery of Training Programmes

It is essential that housing managers, board members and tenant representatives have a working knowledge of how housing association finance works.

As well as our regional seminars and in-house courses we are able to evaluate your training needs and design a training programme to suit your needs.

We recently provided in-house training for Bro Myrddin Housing Association. For further information on in-house training opportunities please follow the link below:

Options Appraisals: Transfers and Re-structures

We are available to assist Housing Associations with options appraisals for transfers or re-structures.

We advised Community Trust Housing in Lambeth on options for the future when its parent association proposed a collapse of the group structure.

Impact Housing Association established a commercial subsidiary while Adrian Waite was Chair.

We worked with Circle Anglia Housing Association on the stock transfer in Fenland that resulted in the creation of Roddons Housing Association as a subsidiary. We worked with the Walsall Alliance of Tenant Management Organisations (WATMOS) and Lambeth Alliance of Tenant Management Organisations (LATMOS) on the stock transfer of the Ethelred, Magdalen and Thorlands estates from Lambeth Borough Council to WATMOS.

We are able to assist with options appraisal, financial modelling and the preparation of business plans for stock transfers, mergers of housing associations, re-structures of housing associations or subsidiary associations that may wish to leave a group structure to become a stand-alone housing association.

For further information about management consulting services that we offer to housing associations, please contact Adrian Waite at Adrian.waite@awics.co.uk or 017683-51498 or visit our website at: <http://awics.co.uk/housingassociations-1>