

Welfare Reform 2017: The Implications for Housing

December 2017

In 2015, the Government was elected on a commitment to reduce expenditure on welfare by £12billion. Its detailed proposals for doing this were announced in the Budget of July 2015. It also passed the Welfare Reform and Work Act 2016. In 2017, the government was re-elected as a minority government on a commitment not to introduce any new welfare measures but to continue with the existing programme of welfare reform – including the rolling out of Universal Credit, the capping of Housing Benefit at the level of the Local Housing Allowance and reforms to the funding of Supported Housing.

The Government is planning to change the way in which Supported Housing is funded with housing benefit and universal credit set at the level of the local housing allowance and supporting only core housing costs with housing support services being funded separately. At the same time, new locally administered schemes would be introduced to ‘top-up’ the funding that is required to fund housing support. However, this has not found favour in the sector and the Parliamentary Select Committees for Communities & Local Government and Work & Pensions have recommended an alternative approach.

This seminar will explain and examine the government’s proposals and their implications for local authorities, housing associations and their tenants. It is designed for people who are not experts in welfare reform, but who understand the basics. It is suitable for councillors, board members, housing managers, tenant representatives, finance staff and others with an interest in the implications of welfare reform for housing.



Tandle View Court, Royton, an Extra Care Elderly Scheme provided by Oldham Council.

The session will consider the following questions:

- What is the Government trying to achieve?
- What are the implications of welfare reform including Universal Credit for housing and local government?
- What are the implications for Supported Housing?
- How can Local Authorities and Housing Associations manage the implications of welfare reform?

The session is accompanied by a very useful hundred-page book that is designed for reference after the session entitled: ‘Welfare Reform 2017: The Implications for Housing’.

Venues and Dates:

London: Novotel Hotel, Waterloo – 5th December 2017.

North: Novotel Hotel, Leeds – 12th December 2017.

The Programme

- 10.00 What is the Government trying to achieve?
Social and economic context; Relationship between welfare reform and demographics (especially the increased elderly population); The Welfare Reform & Work Act 2016: Benefit cap; Freeze of certain social security benefits and tax credits; Changes to child tax credit; Employment and support allowance - work-related activity component; Update on Under-occupation penalty (including legal cases) and Council tax reduction schemes; Differences between England, Scotland and Wales.
- 11.00 BREAK
- 11.15 What are the implications of Welfare Reform including the rolling out of Universal Credit for Housing and Local Government?
Roll Out of Universal Credit and Direct Payments; Impact on the Affordable Housing Programme (affordability and supply); Changes to child element of Universal Credit, the limited capability for work element, work-related requirements and the treatment of housing and housing support costs; Capping Housing Benefit at Local Housing Allowance rates from 2019 and its impact; the shared accommodation & single room rates; arrangements for co-operatives, alms-houses and community land trusts; funding for short-term transitional services including hostels and refuges.
- 12.30 LUNCH
- 13.30 What are the implications for Supported Housing?
The Announcement of September 2016; the Consultation Paper of November 2016; the report of the Parliamentary Select Committees; How the Government is likely to proceed; How much funding will be provided and how will it be allocated; the role of the Greater London Authority; How the ring-fence will work; The impact on development of new schemes; How the Government will ensure that top-up funding is spent on developing supported housing; Capital financing for new schemes; How local authorities can approach commissioning across housing, health & social care.
- 14.45 BREAK
- 15.00 How can Local Authorities and Housing Associations manage the implications of Welfare Reform?
The effect of welfare reform on different tenants and residents; effect of welfare reform on poverty, evictions and homelessness; effect of welfare reform on landlords' administration costs, rent collection rates, cash flows, business plans and financial strategies; effect on local authority strategic housing services; Examples of how housing associations and local authorities are responding – including how they are sustaining Supported Housing; Risk Management; Advice and Communications.
- 16.00 CLOSE

This seminar is also available in-house. For further information about in-house courses, please contact Adrian Waite on 017683-51498 or adrian.waite@awics.co.uk

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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 a former Chair of Impact Housing Association.

His recent work has included: preparing housing business plans and financial 'health checks' for local authorities and housing associations; reviewing and introducing new leaseholder and tenant service charges; preparing business cases and business plans for housing association mergers; advising on risk management and asset management; developing procurement and value for money strategies; carrying out value for money reviews; developing financial modelling and advising on 'new build'; 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.

Adrian is therefore well-placed to explain the funding of supported housing from the point of view of local authorities as commissioners and providers and of housing associations.

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 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. 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/welfare-reform-2017-the-implications-for-housing>
- **On line:** You can down load this form from <http://awics.co.uk/welfare-reform-2017-the-implications-for-housing> fill it in electronically and forward it to: 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 – ‘Welfare Reform 2017: The Implications for Housing’.

Delegate Name Position and Organisation

Please state which venue and date you require _____

Name of person booking _____ Tel.No. _____

Dept and Organisation _____ Order No. _____

Full Address _____

Post Code _____ E-mail address: _____

Please advise us if you would like your invoice sending to a different address or if your delegate has any particular needs including any particular 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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