

All You Want to Know About Local Authority Housing Finance 2020

March / November 2020

We are holding our 2020 series of 'All You Want to Know About Local Authority Housing Finance' between March and November 2020. This seminar gives 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!

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



**Council Flats in Enfield,
Greater London.**

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 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 fully up to date and refers to the recent social housing green paper; the lifting of the 'borrowing cap'; policy on 'right to buy' receipts; and setting of rents based on the consumer prices index plus 1% a year. It will also address the policies of the government that will be elected in December 2019. The session will be accompanied by a very useful 100-page book, designed for reference after the session entitled: **"All You Want to Know About Local Authority Housing Finance 2020"**

Venues and Dates:

- **London:** Novotel Hotel, Waterloo – 17th March 2020.
- **North:** Novotel Hotel, Leeds – 7th July 2020.
- **London:** Novotel Hotel, Waterloo – 3rd November 2020.

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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; Implications of Welfare Reform – including the Under-Occupation Penalty, Total Benefits Cap and Universal Credit.

11.15 BREAK

11.30 What are the Implications of evolving Government Policy?

Self-financing including the redistribution of Housing Debt, Tenanted Market Value and Treasury Management; Depreciation and Financing of Major Repairs; Valuation of housing and the Housing Revenue Account balance sheet; Social Housing Green Paper; the lifting of the 'borrowing cap'; Implications of the government's policies for housing including the implications of the general election of 2019.

12.30 LUNCH

13.30 Capital Programmes, Capital Receipts and Development.

Decent Homes Standard; Development and New Build; Options for funding Investment; Distribution of capital grants; Prudential Borrowing and the lifting of the 'Borrowing Cap'; Capital Receipts; the Right to Buy; Revenue Contributions to Capital; Major Repairs Reserve; Asset Management; Regeneration; Local Housing Companies; Special Purpose Vehicles; How the Housing General Fund works; Strategic Housing; Private Sector Housing; Homelessness; Supporting People; Working with Housing Associations.

14.45 BREAK

15.00 Opportunities & Threats

Housing Revenue Account Business Plans; Risk Management; Risks that affect the Housing Revenue Account; Value for Money; Economy, Efficiency and Effectiveness; Procurement; Arms-Length Management; Stock Transfer and the impact of self-financing; Private Finance Initiative; 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 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; advising on re-opening the housing revenue account; 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-2020>
- **On line:** You can download this form from <http://awics.co.uk/all-you-want-to-know-about-local-authority-housing-finance-2020> 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 £260 plus VAT making a total of £312. The cost of this seminar in Leeds is £210 plus VAT making a total of £252. **However, there is a £20 discount for people who book a month or more in advance** making the cost £240 in London and £190 in Leeds. The fee includes lunch* and book – 'All you Want to Know about Local Authority Housing Finance 2020'.

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 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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