

All You Want to Know about Welsh Housing Association Finance 2019

April 2019

Social housing is becoming increasingly important in Wales at a time of rising demand for affordable housing and constrained resources. Housing Associations in Wales have committed to building at least 12,500 new homes by 2021 and face significant challenges and opportunities. There is an increased focus on resilience. Identifying efficiencies and demonstrating value for money to sustain growth, develop homes, and deliver services is at the forefront of sector ambitions. Strategic risk management is essential for housing associations to continue delivering social objectives underpinned by effective governance arrangements and viable improvement strategies. The Welsh Government has reformed regulation and introduced a new rents policy. The United Kingdom government is rolling out Universal Credit and other welfare reforms. The potential impact of 'Brexit' on the finances of housing associations is unclear.



**Valleys to Coast
Housing Association
Offices in Bridgend.
Valleys to Coast is an
example of a stock
transfer association.**

In this context, do you think that a working knowledge of housing association finance in Wales would put you and your colleagues in a position of advantage?

This seminar is designed for people who are not experts in housing association finance, but who need to understand the basics and achieve an overview of what is going on. It is fully up to date with all developments. It refers to rents, service charges, development, sources of capital funding including grants and borrowing, housing benefit, welfare reform, business planning and much more. Many people have already benefitted from this seminar. Whether you are in a Housing Association, Local Authority or the Welsh Government; whether you are a Housing Manager, Tenant Representative, Elected Member, Board Member or even a member of the Housing Finance Team, you could benefit from attending our seminar.

The Session answers the following questions:

- How do the Statements of Comprehensive Income (and Expenditure) work?
- What policy developments are affecting Welsh Housing Association finances?
- How can Housing Associations invest in social housing?
- What are the Financial Opportunities for Housing Associations in Wales?

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 Welsh Housing Association Finance 2019'. Delegates will gain an overview of Welsh Housing Association Finance and will keep up to date with developments.

Venue and Date - Wales: Novotel Cardiff Central Hotel – 30th April 2019

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The Programme

- 10.00 How do the Statements of Comprehensive Income (and Expenditure) work?
Accounting basics; Housing Association Statements of Comprehensive Income; Rents; Service Charges; Other Income; Expenditure; Capital Financing costs; Cash Flow Statements; Housing Benefit; Universal Credit; Supporting People; Trends in Welsh Housing Association Finance; Financial Growth; Rent Arrears; Taxation; Pensions.
- 11.15 BREAK
- 11.30 What Policy Developments are affecting Welsh Housing Association finances?
- Accounting developments including FRS102.
 - The new rent policy, the social rent review and service charges.
 - Welfare Reform including Housing Benefit and Universal Credit.
 - The Abolition of the Right to Buy and Associated Rights (Wales) Act 2018
 - Housing Supply Pact – creation of training and employment opportunities.
 - The Public Accounts Committee report 'Regulatory Oversight of Housing Associations'
- 12.30 LUNCH
- 13.30 How can Housing Associations invest in social housing?
Balance Sheets; Reserves; Capital Programmes; the Welsh Housing Quality Standard; Capital Receipts; Private Loans and other external sources of finance; Treasury Management; Interest rates; Cross-Subsidy; Commercial approaches; Development of Affordable Homes; Regeneration.
- The Welsh Government's budgets and programmes including: Housing Finance Grant, Social Housing Grant; Housing Policy Development Programme; Disabled Facilities Grants; Tenant Participation Support Grant; Innovative Housing Programme.
- 14.45 BREAK
- 15.00 What are the Financial Opportunities for Housing Associations in Wales?
Financial and Regulatory Framework; Financial Structures; Business and Financial Planning (including thirty-year forecasts); Value for Money; Asset Management; Risk Management, Risk Profiles and Stress testing; Performance Standards; Efficiency Measures; Financial Ratios; Investment in Communities and Places; the role of non-core activities; the potential impacts of 'Brexit', Conclusions.
- 16.00 CLOSE

This course 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.



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 Welsh housing associations 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). He has represented Northwest England and North Wales on the CIPFA National Council.

Adrian's recent work has included: Assisting Welsh local authorities with the introduction of self-financing; Assisting Welsh local authorities and housing associations with the de-pooling of service charges; Providing Training on housing finance, welfare reform and service charges; Preparing Business Cases and Business Plans for Housing Association mergers; Setting up a new housing association; Reviewing Value for Money in Housing Associations; Carrying out and Evaluating Housing Stock Options Appraisals; Developing Procurement and Value for Money Strategies; Financial Modelling of New Build schemes; Reviewing leaseholder and tenant service charges; Reviewing complaints policies and processes; Preparing postgraduate course materials for a University; and acting as an Independent Tenants' & Residents' Advisor. He is therefore well placed to explain Welsh housing association 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.

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: <https://awics.co.uk/all-you-want-to-know-about-welsh-housing-association-finance-2019>
- **On line:** You can download this form from <https://awics.co.uk/all-you-want-to-know-about-welsh-housing-association-finance-2019> fill it in electronically and forward to: adrian.waite@awics.co.uk
- **By post:** Complete this form and send it to: AWICS Ltd, PO 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 £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 £190 plus VAT making a total of £228. The fee includes lunch* and book – 'All you Want to Know about Welsh Housing Association Finance 2019'

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

Delegate Name **Position and Department**

To enrol additional delegates, please copy this form.

Name of person booking _____ Tel.No. _____

Dept and Organisation _____ Order No. _____

Full Address _____

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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