

All You Want to Know about Welsh Local Authority Housing Finance 2020

May 2020

Social housing is becoming increasingly important in Wales at a time of rising demand for affordable housing and constrained resources. Councils in Wales face significant challenges. The economic background is one of uncertainty. The United Kingdom government is 'reforming' the welfare system. The Welsh Government has introduced self-financed Housing Revenue Accounts and a new rent policy that includes the de-pooling of service charges. They have also abolished the 'right to buy'. Councils (encouraged by the Welsh Government) are starting to build new council houses again. Business Planning and Risk Management are becoming increasingly important.

At the same time Welsh councils have strategic housing responsibilities including producing a housing strategy, supporting housing associations and administering housing benefits

In this context, do you think that a working knowledge of local authority housing finance in Wales would put you in a position of advantage?

This seminar is designed for people who are not experts in local authority housing 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. Whether you are a Housing Manager, Tenant Representative, Elected Member or even a member of the Housing Finance Team, you could benefit from attending our seminar.

The Session answers the following questions:

- How does the Housing Revenue Account work?
- How does the Housing Council Fund work?
- How does the Housing Capital Programme work?
- What is going on in the world of local authority housing finance?

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 Local Authority Housing Finance 2020'. Delegates will gain an overview of this important subject that is up to date with all developments.

Venue and Date

- **Wales:** Novotel Cardiff Central Hotel – 5th May 2020

PO Box 17, Appleby in Westmorland, Cumbria. CA16 6YL. Telephone: 017683-51498. Mobile: 07502-142658.
Twitter @AdrianWaite. E-Mail: Adrian.waite@awics.co.uk. Website: www.awics.co.uk

Managing Director: Adrian Waite MA CPFA CIHM FInstLM. Registered Address: c/o Butterworths, 3 Walker Terrace, Gateshead, Then & Wear. NE8 1EB. Company Number: 3713554. VAT Registration Number: 721 9669 13



**New Council houses in
Swansea (Abertawe).**

The Programme

- 10.00 Introduction, Housing Revenue Account, Self-Financing and Rents
How does the Housing Revenue Account work? What is going on in the world of local authority housing finance? Social Housing in Wales; Accounting basics; Housing Revenue Accounts; Income & Expenditure account; Self-Financing; Rents; Other Income; Management, Maintenance and Major Repairs; Capital Financing costs; Housing (Wales) Act 2014; Welsh Government priorities; Rent Setting; Rent policy; Rent settlements.
- 11.15 BREAK
- 11.30 Service Charges, Housing Benefit & Welfare Reform, and Welsh Housing Quality Standard.
Policy on service charges; Pooling and De-Pooling; Service Charges for Tenants and Leaseholders; Fixed and Variable Charges; Case studies; Housing Benefit; Welfare Reform; Universal Credit; Welsh Housing Quality Standard; Major Repairs Grant; Green Investment.
- 12.30 LUNCH
- 13.30 Capital Programmes, Debt & the Self-Financing settlement and Development
How can Councils invest in social housing? Capital Programmes; Capital Receipts; Right to Buy; Prudential Borrowing; Self-Financing Debt Settlement; Abolition of the Borrowing Cap; The Welsh Government's budgets and programmes; Joint ventures and other delivery models; Case studies; Risks and development; Review of Affordable Homes; Viability and deliverability.
- 14.45 BREAK
- 15.00 Strategic Housing, Stock Transfer and Business Planning
Strategic role of the local authority; How does the Housing General Fund work? Financing the general fund; general fund capital; Supporting People; Stock Transfer; What are the Financial Opportunities for Local Authority Housing in Wales? Business and Financial Planning (including thirty-year forecasts); Asset Management; Risk Management; Value for Money; Challenges and Opportunities; 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 local authority housing in Wales 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 has worked in local authorities to Strategic Director level; is a former Chair of the Board of Impact Housing Association; and a former member of the National Council and Housing Panel of the Chartered Institute of Public Finance & Accountancy (CIPFA). He 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 Housing Revenue Account Business Plans; Preparing Business Cases; Reviewing Value for Money; 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; Assisting in the establishment of new housing associations; Preparing postgraduate course materials for a University; and acting as an Independent Tenants' & Residents' Advisor. He is therefore well placed to explain Welsh local authority housing finance as it is seen in the UK and Welsh Governments, Local Government 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-local-authority-housing-finance-2020>
- **On line:** You can down load this form from <https://awics.co.uk/all-you-want-to-know-about-welsh-local-authority-housing-finance-2020> 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 Local Authority Housing Finance 2020’

* 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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