AWICS Housing News

May 2017

David Lloyd George won the General Election of 1918 with a promise to build 'Homes fit for Heroes to Live in'

What will politicians promise about housing in 2017?

Contents:

Housing and the General Election

A United Kingdom general election has been called for 8th June 2017.

During the 2015 general election campaign, the housing sector rallied behind the 'Homes for Britain' campaign to persuade politicians of all parties to commit to ending the housing crisis within a generation. Clearly, the sector will also wish to influence the thinking of the politicians during this election.

With the election starting with a focus on 'Brexit' and constitutional issues – I expect some radical proposals for constitutional reform to be made by the Conservative Party in particular – politicians may not want to focus on housing. However, previous experience of 'snap elections' shows that during campaigns the attention of the public can shift to different issues to those that prompted the election to be called.

David Orr, Chief Executive of the National Housing Federation, told 'Inside Housing' that:

"We must not forget that our nation is in the grip of a housing crisis. Fixing this should be a top priority for any government – and we will lead the debate."

Terrie Alafat, Chief Executive of the Chartered Institute of Housing, told 'Inside Housing' that:

"Brexit will, of course, be a major battleground in this election but this must not be at the expense of issues which are equally important to future generations."

She also expressed a hope that the political parties would address issues including the building of more affordable homes; and welfare policies such as the lower benefit cap and the capping of housing benefit at the level of the local housing allowance cap.

Emma Maier, the Editor of 'Inside Housing' has speculated that Labour may wish to campaign on housing issues because opinion polls show that this is an area where voters trust Labour more than the Conservatives.

The Labour Party has said that its housing manifesto will be published 'within days' and has already committed itself to:

- Build one million homes over the life of a parliament, with 500,000 council homes built by councils. It says removing borrowing caps would fund 12,000 a year but has not provided any costing for the rest.
- Suspend the Right to Buy indefinitely 'at a time of shortage' of social housing.
- End rough sleeping through a voluntary deal with housing associations to provide 4,000 properties for the street homeless in a 'clearing house' scheme.

It could be expected that the Conservatives would propose a continuation of present policies, but this may not be the case. Much of the Housing and Planning Act 2016 remains to be implemented and it will be interesting to see what the Conservatives say about matters such as the extension of the 'right to buy' to housing association tenants and the sale of high value council homes. The government had also committed itself to not making any further changes to the welfare system during this Parliament so it will be interesting to see if any new proposals are brought forward. The future funding of supported and sheltered housing is 'in the air' and it will be interesting if the Conservatives make any reference to this in their manifesto

Emma Maier has speculated that the Conservative manifesto may include some changes in housing policy, writing in her editorial that:

"For Ms. May (the election) is a chance both to set out a new vision and quietly drop some commitments that were causing headaches. Issues ripe for review include finding an alternative to forcing councils to sell high-value assets to fund the extension of Right to Buy to housing associations, and the million homes target.

"Ms May should look seriously at changing the approach to welfare reform. In the run-up to the Housing White Paper, the battle about building on the green belt was lost within government: she could include this in the manifesto to provide a mandate."

The Liberal-Democrats have committed to:

- Building 300,000 new homes a year by 2020

- Creating a 'housing investment bank' to channel investment into the housing sector
- Policies to help housing associations and councils to build more homes through better access to finance and at least ten new garden cities
- Plans to 'radically reform the private rented sector to make it cheaper, safer and more secure to live in'

Housing is a devolved matter in Scotland, Wales and Northern Ireland and housing policy is determined by the devolved administrations. However, housing is influenced by United Kingdom government policies especially on welfare.

The Scottish National Party government has opposed the United Kingdom government's welfare reforms and has promised to mitigate the effect of the housing benefit cut for 18 to 21-year-olds. They have called for an immediate halt to Universal Credit until problems with its roll-out are resolved. The Scottish Government would abolish the bedroom tax under new powers transferred from the United Kingdom government, but the United Kingdom government has not agreed to this.

Obviously, government will take no decisions on outstanding housing matters until after the election. These matters include the amendments to the National Planning Policy framework that are required before Local Plans can be finalised. However, it is reported in 'Inside Housing' that the election is unlikely to affect bond deals for housing associations as the markets do not anticipate a change of government!

Our seminar: Developments in Local Authority Housing Finance' will be held in London on 14th June 2017 and in Leeds on 5th July 2017. This seminar will consider the implications of the outcome of the general election for local authority housing finance as well as all the other developments that are taking place. For more information or to make a booking, please click here: http://awics.co.uk/developments-in-local-authority-housing-finance-in-england-2017-seminar

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Flexible Homelessness Support Grant Introduced

The Department for Communities & Local Government announced the arrangements for the administration of the Flexible Homelessness Support Grant in March 2017.

The Flexible Homelessness Support Grant is designed to transform the way councils fund homelessness services to give them greater flexibility to prioritise the prevention of homelessness. It is described as a radical replacement of the tightly controlled funding currently given to source and manage temporary accommodation for homeless individuals and their families.

The former Chancellor, George Osborne MP, announced at Autumn Statement 2015 that the Department for Work and Pensions' temporary accommodation management fee would be replaced by a Department for Communities and Local Government grant from April 2017.

Under the existing 'Temporary Accommodation Management Fee', funding can only be used for expensive intervention when a household is already homeless, rather than on preventing this happening in the first place.

However, the new grant will empower councils with the freedom to support the full range of homelessness services. This could include employing a homelessness prevention or tenancy support officer to work closely with people who are at risk of losing their homes.

Marcus Jones MP, Communities Minister, said that:

"This government is determined to help the most vulnerable in society, which is why we're investing £550million to 2020 to tackle homelessness and rough sleeping. We've brought in a raft of measures over the last few months, from funding homelessness projects in 225 local authorities to changing the law by backing Bob Blackman's Homelessness Reduction Bill to support for more people at risk of losing their homes.

"We're now going further and giving councils greater flexibility, so they can move away from costly intervention when a household is already homeless, to preventing this happening in the first place."

The Flexible Homelessness Support Grant is ring-fenced for two years. The Government has not stated whether it will continue after 2018/19 or if it will continue to be ring-fenced.

The new grant forms part of a range of measures the government is taking to prevent people from becoming homeless. These include:

- Protecting and maintaining the funding for councils to provide homelessness prevention services at £315million over the four years to 2019/20; and £20million to support innovative approaches in local areas to tackle and prevent homelessness.
- A £20million rough sleeping prevention fund to help individuals at risk or new to the streets get back on their feet.
- A £10million Social Impact Bond programme to help long-term rough sleepers.
- £61 million for councils to implement the measures in the Homelessness Reduction Bill, that will change the law to provide vital support for more people at risk of losing their homes

The Government's purpose is to enable councils to spend money currently spent on expensive temporary accommodation on stopping people becoming homeless in the first place. To do this, it has changed how councils are funded to manage temporary accommodation for homeless people.

Local authorities must provide temporary accommodation for families that are homeless through no fault of their own. Because of the shortage of social housing, most temporary accommodation is procured from private providers. The accommodation is funded through a combination of housing benefit and a management fee for each homeless household in temporary accommodation.

In high pressure areas, high rents, increasing levels of homeless, and cuts to benefits have caused a crisis in temporary accommodation that is rapidly proving difficult to control. In March 2017, there were 74,630 families living in temporary accommodation, up 55% since 2010. These families are frequently trapped for years in this unstable, often overcrowded, accommodation because of a shortage of genuinely affordable homes and squeezed benefit levels. In March 2017, the Local Government Association stated that councils were spending £2million a day on temporary accommodation.

Combined with the expected new duties on local authorities to prevent and relieve homelessness in the Homelessness Reduction Bill (see below), councils are now being encouraged to do far more to prevent people falling into homelessness and have been given flexible funding that is designed to allow them to do so.

Homelessness is an increasing problem in England that is resulting in increasing numbers of people living in temporary accommodation at considerable cost. The introduction of the Flexible Homelessness Support Grant is part of a package of measures that are designed to address this. The objective is to reduce homelessness (and to reduce expenditure on homelessness) by taking preventative action to ensure that people do not become homeless in the first place.

The approach is consistent with the Homelessness Reduction Bill that has been passed by Parliament and is awaiting royal assent. It provides local authorities with more funding that they can use more flexibly, that is ring-fenced and that is targeted at areas of greatest need.

The Flexible Homelessness Support Grant has been welcomed in the local government and housing sectors as a step forward. However, there are concerns that the government's measures will not be sufficient to address homelessness adequately and that there is a need for increased resources, a higher level of Local Housing Allowance and increased provision of new social housing.

The new arrangements also represent a transfer of risk from the Department for Work & Pensions to local authorities. Previously, if councils used more temporary accommodation in response to higher demand, housing benefit subsidy funded the administration cost whereas the Flexible Homelessness Support Grant is cash-limited so any increase is cost is a cost to a council's general fund.

Many local authorities have seen significant growth in homelessness since the June 2016 base of the calculations – in Milton Keynes, for example, there were 463 families in temporary accommodation in June 2016, but by April 2017 there are now 718. In this case, the cost of the loss of the Temporary Accommodation Management Fee will come to about £600,000 more than the allocation of Flexible Homelessness Support Grant in 2017/18 alone.

I have written a briefing paper that summarises the government's announcements on the Flexible Homelessness Support Grant and provides some analysis and commentary. Your copy can be freely downloaded from here: http://awics.co.uk/files/module_document_pdfs/flexible_homelessness_support_grant_-_briefing_paper.pdf

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Global Accounts of Housing Associations show cause for concern

The 2016 Global Accounts of Registered Providers provides a financial overview of the social housing sector based on an analysis of the regulatory financial returns of private registered providers with over 1,000 social homes in ownership or management. These associations are responsible for over 95% of the sector's stock. The Global Accounts were published by the Homes & Communities Agency in February 2017. The purpose of this briefing paper is to summarise the global accounts and to provide some commentary.

The global accounts show that the sector delivered a solid year of investment underpinned by a strong in-year financial performance. Around £7.5billion was invested in new and existing housing properties as the sector continued to leverage the surpluses it generated on its trading activity. Of this, around £5.4billion was invested in new supply and the sector reported the completion of 42,000 social homes.

Macro-economic conditions were favourable in the year, with a robust housing market and continued low interest rates being beneficial to financial performance. However, the government announced an intention to reduce social rents by 1% per annum for four years in the July 2015 budget and this was given statutory force in the Welfare Reform & Work Act 2016. This was implemented in April 2016 and many providers began the process of identifying mitigating actions and adapting business plans prior to then.

Turnover increased in the year by 8% to £20.0billion. The operating margin improved as costs increased by less than revenues. Social housing lettings income comprises three quarters of total turnover and in 2016 rent increases for existing stock of 2.2% were set by a formula linked to inflation. Newly developed rental properties and stock transferred from local authorities further increased rental income in the year. However, as noted above, housing associations now face four years of rent reductions. Reforms to welfare, including the capping of housing benefit at the level of the local housing allowance, reforms to the funding of supported housing and the ending of housing benefit entitlement for many young people will also depress income in future.

The development of new properties for both shared ownership and outright sale increased markedly in 2016. Total turnover from this activity was £2.8billion, a 39% increase on the previous year. Shared ownership sales are concentrated in a small number of providers with more than 50% of turnover attributable to eighteen providers. The degree of concentration is even greater in respect of properties developed for outright sale, where more than three quarters of turnover is reported in fourteen provider groups. It appears that some larger housing associations are making significant steps towards diversifying their activities and expanding their involvement in market housing and home ownership. This is the direction in which the United Kingdom government is encouraging them to go.

At a consolidated level, debt increased by £2.2billion in the year to £66.7billion. Most debt held by the sector is in the form of bank loans. However, funding from the capital markets continues to be the primary source of new debt. The cost of debt remained stable and interest cover increased from 153% in 2015 to 170% in 2016. With total debt at twenty times the reported surplus, the Homes & Communities Agency concludes that strong interest cover is required to support continued investment. As outlined below, this may not prove to be sustainable.

The Global Accounts also update the Homes & Communities Agency's analysis of 'headline cost per unit' that they consider provides a consistent and robust general measure of costs across providers. In 2016, average headline costs per unit were £3,970 per annum, an increase of 1.0%. Headline costs per unit are projected to fall by 12.4% between 2016 and 2020 in real terms as housing associations respond to the reductions in rents.

The Homes & Communities Agency considers that, in aggregate, financial performance is strong, meaning that the sector is well placed going into the four-year period of rent cuts and projected cost savings. I am not so certain. However, the Homes & Communities Agency acknowledges that the performance of individual providers varies significantly and is masked by the aggregation of data.

In the budget of March 2017, the United Kingdom government moved £200million in housing association grants in England forward a year that means £200million will be paid out in 2019/20 instead of 2020/21. Despite this, grants are playing a decreasing role in financing new development and are focused on affordable housing and low cost home ownership.

Housing Associations therefore face significant financial challenges and they are being innovative in their response with many developing new sources of income including increased service charges and having ambitious new build and regeneration schemes. Because of this it is now more important than ever that everyone involved in the governance, management and operations of housing associations has a working knowledge of housing association finance.

These global accounts show the continuation of many trends that we have seen during recent years: The sector continues to expand, surpluses continue to be generated and there is diversification of activity from renting social housing to providing affordable and market housing and a range of services to communities.

The global accounts also show some areas of concern:

- Rents will be reduced by 1% a year between 2016 and 2019 under the Welfare Reform and Work Act 2016 and only 80% of service costs are recovered through service charges.
- Housing associations will have to reduce their expenditure at a time when inflation is increasing.
- Development was lower in 2016 than in 2015 and a significant number of homes were sold or demolished. Development is now dependent on internally generated surpluses as grants dry up and capacity for borrowing becomes fully utilised. If revenue surpluses are reduced it follows that development programmes will reduce. This will happen at a time of increasing housing need.
- Housing Associations that have diversified into housing sales are vulnerable to a downturn in the housing market that is widely forecast.
- Housing Associations are largely debt funded. Interest rates have been at historically low levels since 2008 but this may not be sustained.
- Welfare Reform will affect tenants and therefore landlords. This will especially affect those with specialisms in supported and sheltered housing. Concerns include the capping of housing benefit at local housing allowance rates, the proposed reforms to the funding of supported and sheltered housing and the removal of entitlement to housing benefit for most people aged under 21.
- Non-social housing activity often needs to be cross-subsidised from social lettings and this may not be sustainable.
- The United Kingdom government and therefore the Homes & Communities Agency are focused on the development of low-cost home ownership products and on value for money. Housing associations will have to ensure that they can demonstrate that they are addressing these agendas.

In the light of the situation revealed by the global accounts it would be prudent for housing associations to keep their business plans under review.

I have written a briefing paper that summarises the Global Accounts and provides some analysis and commentary. Your copy can be freely downloaded from here: http://awics.co.uk/files/module_document_pdfs/global_accounts_of_private_registered_providers_-_briefing_paper.pdf

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Service Charges: Depreciation and the Usage Charge

I am often asked how local authorities and housing associations should account for the use of capital assets when they calculate service charges. There are two approaches: Depreciation and the Usage Charge.

Depreciation is commonly used in accounting and is a method of covering the costs of an asset by writing off its costs over its estimated life. Its potential use in calculating service charges was confirmed in the Regis property case (1958).

Landlords are therefore able to collect depreciation as part of the service charge to recoup what they have already spent on a capital asset or to make provision for its replacement where the initial cost has been met by grant. In the latter case housing associations, will often credit depreciation to a provision to which interest can also be added. This is distinct from establishing a sinking fund.

The former Institute of Rent Officers published guidance on the life of various assets and pieces of equipment that is still used by Rent Officers in establishing a fair rent and by social landlords in calculating depreciation for inclusion in service charges as well as for other purposes.

The recommended lives are as shown below:

- Central heating boiler – 10-20 years
- Lift – 25-30 years
- Paladins – 10 years
- Lawn mowers – 8 years
- Communal carpets – 10-12 years
- Laundry equipment – 8 years
- Cookers and refrigerators – 8 years
- Emergency lighting – 20 years
- Fire detection alarms – 15-25 years
- Firefighting equipment – 10-12 years
- Warden call – 10-15 years
- Door entry telephone – 15-20 years
- Television aerial – 20 years

The National Housing Federation suggests that ventilation systems should be depreciated over ten years and that satellite dishes should be depreciated over twenty years.

Housing Benefit should pay eligible depreciation charges. However, the Department for Work & Pensions have decided that depreciation will be excluded from eligible charges for universal credit.

Pitfalls include the:

- Risk of early replacement based on estimated asset lives.
- Estimated costs being incorrect or missed components.
- Business risk of finding the resources to replace components. If a loan is used this has capital financing costs associated with it.

To understand the cost of depreciation there is a need to establish:

- Which items are to be depreciated and their life cycles.
- The properties that will contribute towards the item

For new schemes, it is advisable to obtain a list of all components and their lifecycle costs from the developer; or an estimate based on similar schemes if there is an in-house development team. For existing schemes, it is advisable to use independent stock condition surveys or staff knowledge.

There is a need to identify the estate and block of the property and its tenure and whether there should be a contribution to depreciation. There is a need to think about contributions from commercial units.

Tenant depreciation items can include:

- Fire detection equipment
- Door & gate entry systems
- CCTV
- Laundry equipment
- Television

Leaseholders can also be charged for:

- Roof structures & coverings
- Structural works

Residents should be provided with simple financial information including:

- Which items
- Initial cost
- Inflation
- Life cycles
- Year purchased
- Annual scheme cost
- Annual unit cost
- Include on service charge annual accounts

Assets may not last as long as originally expected but in this case, it could be considered to be mismanagement by the landlord and therefore not an appropriate cost to recover through a service charge.

Modern flats contain more plant and equipment than older flats, for example, sprinkler systems and alarms. This results in a greater need for maintenance and replacement of equipment and a greater need to consider how to recover service charges for plant and equipment.

The 'usage charge' is commonly used in calculating service charges in sheltered schemes for smaller items of equipment that are provided to tenants. The principle is that the charge is based on 'fit for purpose' rather than a precise depreciation calculation. The landlord guarantees that the equipment will work at all times and will be replaced when required rather than in accordance with the estimated life used in calculating depreciation. The usage charge is based on depreciation but is also increased annually in line with inflation with the intention that it will generate sufficient resources to replace the equipment when required. The Department for Work & Pensions will accept a usage charge as eligible for universal credit.

Our next seminar on: 'All You Want to Know about Service Charges in Social Housing' will be held in Leeds on 17th May 2017. For more information or to make a booking, please click here: http://awics.co.uk/schs2017

This will be followed by a session of: 'All You Want to Know about Service Charges in Social Housing in Wales' in Cardiff on 12th September 2017. For more information or to make a booking, please click here: http://awics.co.uk/all-you-want-to-know-about-service-charges-in-social-housing-in-wales-2017

Increased Funding for Affordable Housing in Scotland

The Scottish Government announced major investment in rented homes and support for home ownership in March 2017.

Over £590million will be made available for 2017/18 to increase the supply of affordable homes in Scotland. Councils across the country will share £422million to deliver more affordable homes in their local communites. The remaining investment will fund national schemes, including support for first time buyers and increasing rural and island housing. The total budget is an increase of £18million compared with 2016/17.

The Scottish Government's extra homes pledge is expected to support, on average, 14,000 jobs a year in construction and other related industries over the next five years.

Announcing the funding on a visit to Link Housing Association's new development in Edinburgh – where 161 city centre homes are being built for social and mid-market rent and shared equity, supported by £7.3million from the Scottish Government – Communities Secretary Angela Constance said:

"A good supply of affordable homes is vital to ensuring everyone has an equal chance of getting on in life. That is why it is key to this Government's commitment to tackling poverty, reducing inequality and building strong local communities. It also boosts the economy by supporting 14,000 jobs right across the country.

"We're determined to increase and accelerate housing supply – working in partnership with councils and housing associations to deliver quality homes to fit local needs.

"We are committed to delivering at least 50,000 new affordable homes over this Parliament backed by £3 billion. This major and increased investment for 2017/18 that I'm announcing today supports our ambitious commitment."

Link Housing Association's development at City Park, Edinburgh, is being built to the greener homes standard and is a joint development between the Link Group and J Smart & Co. 161 units are being delivered over three phases – funded through £7.3 million from the Scottish Government's Affordable Housing Supply Programme. There are also an additional 40 unsubsidised homes for private sale on the site also.

Meanwhile, a regeneration plan for the north of Glasgow has been granted a £12.6million investment by the Glasgow City Region committee. The funding will go towards the construction of a new bridge in Cowlairs as well as the acquisition of a piece of land occupied by a former distillery at 100 Acre Hill. Bigg Regeneration, a partnership between Scottish Canals and Igloo Regeneration Fund, unveiled plans to develop the 100 Acre Hill area in January. Around £5.8m will go towards getting work started on the project which could see new homes and a leisure facilities built on the site.

Jackie Harvey, of the council's development and regeneration services, told the 'Evening Times' that:

"Most of the focus has been put in to the Sighthill area up to now. These two projects will see regeneration brought to Cowlairs and Canal Northgateway which will benefit the area as a whole."

Councillor Frank McAveety, the Chair of the committee and Leader of the Council, added that:

"This regeneration is taking place in a part of the city that has been through some difficult times. This work is about opening up the area and bringing the north in to the city."

Housing News in Wales

An additional £136million has been confirmed for affordable housing development, flooding schemes and regeneration projects across Wales in the final budget of the Welsh Government for 2017/18. As part of the final budget, an extra £33million of capital funding will support the work of Natural Resources Wales and local authorities on priority flood risk management schemes over the next four years. This is in addition to the £150m innovative coastal risk management scheme which will start in 2018.

A further £53million of capital funding has been allocated to accelerate the delivery of the Welsh Government's key commitment to deliver 20,000 affordable homes over the course of this Assembly term – in total £1.36billion of capital will be invested in delivering this ambitious commitment to create more affordable homes. The Welsh Government will invest £50million of capital in regeneration programmes. This funding will focus on Wales' most disadvantaged communities and support wider government ambitions, including the Ministerial Taskforce for the South Wales Valleys Taskforce, the Metro and the city deals. Welsh Government Ministers will be announcing further details about the specific allocations in the coming weeks.

Welsh Finance Secretary Mark Drakeford said that:

"The final Budget for 2017/18 provides ambition and stability in uncertain times. Following the publication of our draft spending plans in October, we have reflected on the issues raised and the feedback we received during the budget scrutiny process. We have provided a capital boost for the areas we know need additional support – flooding and regeneration – while also accelerating key priorities such as delivering 20,000 affordable homes. This funding will benefit individuals, families and strengthen communities across Wales."

Welsh Communities and Children Secretary Carl Sargeant said that:

"This extra funding is excellent news for communities throughout Wales. It will make a significant contribution to achieving our target of providing an additional 20,000 affordable homes and regenerating the communities in which people live and work. Both housing and regeneration are about far more than bricks and mortar and can make a real difference to the lives of individuals and communities as a whole."

The Welsh Government has also announced £7.8million for its Homelessness Prevention Programme for 2017/18. The grant will support local authorities and third sector organisations to deliver frontline services to prevent homelessness, through the provision of night shelters, hostels, outreach work, mediation and bond schemes as well as providing a network of advice services. The funding comes as part of the implementation of Part 2 of the Housing (Wales) Act 2014. It includes £2.8million of transitional funding, provided to local authorities to support this implementation. Councils have been awarded £5million a year, plus transitional funding, for three years, since 2015/16.

Carl Sargeant said that:

"Providing people with a safe, warm and secure home remains a key priority. Local authorities have made a positive start in implementing the legislation we introduced last year to help everyone who is homeless or at risk of becoming homeless. Our legislation means more people than ever before are getting help at an earlier stage so that homelessness can be prevented. I would urge anyone who thinks they are at risk of becoming homeless to seek advice and help. The earlier you get advice, the less likely you are to become homeless."

Dyfed Edwards, the Welsh Local Government Association spokesperson for housing, said that:

"The Welsh Local Government Association welcomes the announcement of the Homelessness Prevention Programme funding. Local authorities and their partners work with thousands of households each year facing the threat and misery of homelessness. This funding is vital in ensuring that the staff and services required to prevent and relieve homelessness are available across Wales."

Carl Sargeant, has also announced that the Welsh Government policy for social housing rents will be maintained for 2017/18. The rent uplift for social landlord properties covered by the policy for 2017/18 is 2.5% (being the increase in the Consumer Prices Index plus 1.5%).

Stuart Ropke, Chief Executive of Community Housing Cymru, said that:

"We welcome this announcement. Maintaining the rent settlement for 2017/18 will support housing associations to play their part in achieving the 20,000-affordable housing target during this term of Government. A secure rental income stream alongside continued financial support from the Welsh Government is vital for the future viability of Welsh housing associations, and this security means that the sector can continue to build more homes towards the 20,000 target and deliver services in communities across Wales."

Community Housing Cymru has signed a Housing Supply Pact with the Welsh Government and the Welsh Local Government Association.

Our seminar: 'All You Want to Know about Welsh Social Housing Finance' will be held in Cardiff on 6th June 2017. For more information or to make a booking, please click here: http://awics.co.uk/all-you-want-to-know-about-welsh-social-housing-finance-seminar

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AWICS Website

We have updated a number of pages on our website. Those of relevance to housing are listed below:

- Management Consulting for Local Authority Housing - http://awics.co.uk/localauthorityhousing
- Management Consulting for Housing Associations - http://awics.co.uk/housingassociations-1
- Business Planning - http://awics.co.uk/business-planning
- Housing Association Mergers - http://awics.co.uk/housing-association-mergers
- Independent Tenants' Advice - http://awics.co.uk/independenttenantadvice
- In-House Training: Local Authority Housing Finance – http://awics.co.uk/in-house-local-authority-housing-finance
- In-House Training: Housing Association Finance - http://awics.co.uk/in-house-housing-association-finance
- In-House Training: Scottish Social Housing Finance - http://awics.co.uk/training_course_housing_finance_scotland
- In-House Training: Welsh Social Housing Finance - http://awics.co.uk/training_course_welsh_housing_association_finance
- In-House Training: Developments in Local Authority Housing Finance - http://awics.co.uk/training_course_developments_in_local_authority_housing_finance
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- AWICS Director – Adrian Waite - http://awics.co.uk/company-info-director-adrian-waite

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Editorial Note

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AWICS Survey

We would be grateful if you could take part in our survey of our clients, website users, newsletter readers or others with an interest in local government or housing. If you would like to please visit http://form.jotform.me/form/50612526489459

AWICS Seminars:

Our next seminars are as follows:

- All You Want to Know about Service Charges in Social Housing
  - Leeds – 17th May 2017
- All You Want to Know about Housing Association Finance.
  - Leeds – 24th October 2017
- All You Want to Know about Welsh Social Housing Finance.
  - Cardiff - 6th June 2017
- Developments in Local Authority Housing Finance in England.
  - London – 14th June 2017
  - Leeds – 5th July 2017
- All You Want to Know about Local Authority Finance
  - London – 27th June 2017
  - Leeds – 21st November 2017
- All You Want to Know about Service Charges in Social Housing in Wales.
  - Cardiff – 12th September 2017
- All You Want to Know about Local Authority Housing Finance.
  - London – 27th September 2017

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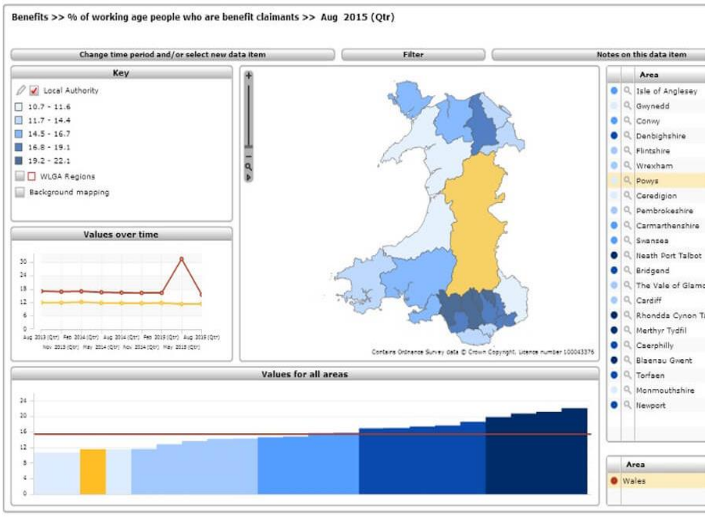

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About 'AWICS'

'AWICS' is a management consultancy and training company. We specialise in providing support in finance and management to clients in local government and housing in England, Scotland and Wales. 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 support to clients 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!

For more information about our services and us please visit our website at www.awics.co.uk or contact Adrian Waite at Adrian.waite@awics.co.uk. Services that we offer include:

- Management Consultancy – http://www.awics.co.uk/ManagementConsultancy.asp
- Interim Management – http://www.awics.co.uk/interimmanagement.asp
- Regional Seminars - http://www.awics.co.uk/seminars2017.asp
- In-House Training - http://www.awics.co.uk/inHouseCourses.asp
- Webinars - http://www.awics.co.uk/webinars.asp
- Independent Residents' Advice – http://www.awics.co.uk/IndependentTenantAdvice.asp
- Technical Books - http://www.awics.co.uk/publications.asp
- Information Service - http://www.awics.co.uk/aboutUs.asp