

Developments in Local Authority Housing Finance 2020

May 2020

We are holding seminars on 'Developments in Local Authority Housing Finance' in May 2020. This seminar looks in depth at current developments in local authority housing finance in England – especially the policies of the new government that was elected in December 2019 as presented in the Conservative manifesto, the Queen's Speech of December 2019 and the Budget of March 2020; public finances; rent policy; welfare reform including universal credit; homelessness; the reinvigorated 'right to buy'; the affordable housing programme; the abolition of the borrowing cap; building safety; local housing companies; regeneration schemes and development.

It also looks at potential future developments including those that may be caused by Britain leaving the European Union, measures to address climate change, the sale of high value council homes, whether the self-financing settlement should be revisited and the future of 'right to buy'.



Flats at Sheerwater, Woking, Surrey - a regeneration scheme.

If you want to be up to date with the world of local authority housing finance, this is the seminar for you!

The seminar will address the following questions:

- What is the Political, Economic, Social and Technical Context?
- What are the implications for local authority housing finance of the new government's policies on housing and welfare?
- How can councils address the housing crisis by developing new homes?
- How can councils develop effective self-financed business plans?

Who should attend?

All those with an interest in developments in local authority housing finance in England, including Managers in Local Authorities and Arm's Length Management Organisations, Elected Members, ALMO Board Members, Housing Accountants and Tenant Representatives. The session will assume a basic knowledge of local authority housing finance but will not assume that delegates are experts.

The session is accompanied by a very useful book entitled:
"Developments in Local Authority Housing Finance 2020"

Venues and Dates:

London: Novotel Hotel, Waterloo – Tuesday 12th May 2020

North: Novotel Hotel, Leeds – Tuesday 19th May 2020

The Programme

- 10.00 What is the political, economic, social and technical context? - The political agenda of the new United Kingdom government; the implications for local authority housing of Britain leaving the European Union; the economic context and its implications for public finances; the Conservative manifesto and Queen's speech of 2019; the budget of March 2020; long-term economic forecasts; changing demand for social housing; and demographic change.
- 11.00 BREAK
- 11.15 What are the implications for local authority housing finance of the government's policies on housing & welfare? – the Social Housing Green Paper; the abolition of the 'borrowing cap'; the future of the 'right to buy' policy; rent policy and whether it is likely to change; the implications of universal credit including the eligibility of rent and service charges for benefit; building safety; the homelessness reduction act; the flexible homelessness reduction grant; would it be appropriate to re-visit the self-financing settlement; whether the sale of high value council homes will be implemented; whether there will be any further changes to government policy.
- 12.30 LUNCH
- 13.30 How can councils address the housing crisis by developing new homes? The affordable housing programme in London and the rest of England; the implications of the abolition of the 'borrowing cap'; new build and regeneration; how to develop new homes in the housing revenue account; management of the reinvigorated 'right to buy' including 1-4-1 receipts; developing extra care elderly schemes; developing outside the housing revenue account & special purpose vehicles; the potential of local housing companies; how to establish a local housing company; addressing climate change by making housing carbon neutral.
- 14.45 BREAK
- 15.00 How can councils develop effective self-financed business plans and invest in existing and new housing including regeneration? – What are the key elements of a good quality housing business plan; How to address the new uncertain environment in a robust way; What assumptions should be made in the financial model – how can uncertainties be managed; income maximisation; service charges; the ring-fence; treasury management; developing sustainable investment programmes; asset management; risk management, sensitivity analysis and stress testing.
- 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 also 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; 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; providing independent advice to a City Council's Scrutiny Committee 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: <https://awics.co.uk/developments-in-local-authority-housing-finance-2020>
- **On line:** You can down load this form from, <https://awics.co.uk/developments-in-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.

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. The fee includes lunch* and book – ‘Developments in Local Authority Housing Finance in England 2020’. However, there is a £20 discount for those who book on the seminar a month or more in advance.

Delegate Name Position and Department

To enrol additional delegates, please photocopy this form.

Name of person booking _____ Tel.No. _____

Dept and Organisation _____ Order No. _____

Full Address _____

Post Code _____ E-mail address: _____

Please advise us if your delegate has any particular needs including 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. No refund will be given for non-attendance, but delegates may substitute another delegate at any time.

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