

All You Want to Know About Local Authority Housing Finance 2016

March / November 2016

We are holding our 2016 series of 'All You Want to Know About Local Authority Housing Finance' from March to November. This series of seminars is designed to give 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!



New Council Houses at Britwell, Slough.

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

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 following the government's reforms?

The session is fully up to date and refers to recent government policies on sale of high value council homes, charging near market rents for tenants on high incomes, annual reductions in social and affordable rents of 1%, welfare reform and the implications of the Welfare Reform and Work Bill and Housing and Planning Bill. The session is accompanied by a very useful hundred-page book that is designed for reference after the session entitled:

"All You Want to Know About Local Authority Housing Finance 2016"

Venues and Dates:

London: Novotel Hotel, Waterloo – 8th March 2016.

North: Novotel Hotel, Leeds – 12th July 2016.

London: Novotel Hotel, Waterloo – 1st November 2016.

Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
Telephone: 017683-52165. 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 as above. Company Number: 3713554. VAT Registration Number: 721 9669 13

The Programme

10.00 How does the Housing Revenue Account work?

Accounting Basics; Revenue and Capital; Jargon Demystified; Ring Fencing; Income and Expenditure Accounts; Management, Maintenance and Capital Financing Costs; Social Rents; Affordable Rents; Rent Reforms (including annual reductions of 1% in social and affordable rents and near-market rents for tenants on higher incomes); Service Charges for Leaseholders and Tenants.

11.00 BREAK

11.15 How does the Housing Revenue Account work (continued)?

Self-financing including the redistribution of Housing Debt, Tenanted Market Value and Treasury Management; The voluntary code for the self-financed housing revenue account; Housing Revenue Account Business Plans.

How does the Housing General Fund work?

Strategic Housing; Housing Benefit; New Homes Bonus; Private Sector Housing; Homelessness; Supporting People; Working with Housing Associations.

12.30 LUNCH

13.30 How does the Housing Capital Programme work?

The Decent Homes Standard; distribution of capital grants; Prudential Borrowing and the 'Borrowing Cap'; Local Growth Fund; Capital Receipts and the Right to Buy initiative; Options for funding Investment; the treatment of Depreciation and Financing of Major Repairs; Valuation of housing and the HRA balance sheet; New Build; the impact of the sale of high value council homes.

14.30 BREAK

14.45 What are the Financial Opportunities and Threats for Local Authority Housing following the government's reforms?

Implications of the government's policies for housing including the Welfare Reform and Work Bill and Housing and Planning Bill; Implications of Welfare Reform – including the Under-Occupation Penalty, Total Benefits Cap and Universal Credit; Arms-Length Management; Stock Transfer; Private Finance Initiative; Asset Management; Risk Management; Value for Money; Procurement; Shared Services; 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 contact Adrian Waite on 017683-52165 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 evaluating the impact of self financing; 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; carrying out and evaluating housing stock options appraisals; 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://www.awics.co.uk/lahfin16.asp>
- **On line:** You can down load this form from <http://www.awics.co.uk/lahfin16.asp> fill it in electronically and forward it to: orders@awics.co.uk
- **By post:** Complete this form and send it to: AWICS Ltd, Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.

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 the London sessions is £250 plus VAT making a total of £300. The cost of the Leeds session is £195 plus VAT making a total of £234. The fee includes lunch* and book – 'All you Want to Know about Local Authority Housing Finance'.

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

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.

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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