AWICS Housing News September 2014

Contents:

Flats in Kirkgate, Wakefield, West Yorkshire, belonging to Wakefield & District Housing. Service charges are often an issue in flats.

Leaseholder and Tenant Service Charges

I attended the National Housing Federation's conference on leaseholder and tenant service charges on 3rd September 2014. I was responsible for presenting two sessions as follows:

Calculating and Apportioning Service Charges in an accurate and transparent manner:
- Assessing the technical support and advice available
- Establishing best practices of identifying and calculating service charge costs for your property portfolio
- Projecting future service charge costs earlier to minimise disruption to your organisation

Technical support and advice on service charges is available from a number of sources including the National Housing Federation who publish 'Service Charges (a guide for housing associations)' and hold an annual Leaseholder and Tenant Service Charges Conference; the Chartered Institute of Housing who have published 'Managing your Service Charges effectively'; Others including the Residential Property Tribunal and Lease Advisory Service Charges Guide and the RICS Service Charge Residential Management Code; and (of course) 'AWICS'.

Leaseholder Service Charges must be provided for in the lease and include capital and revenue items. Tenant service charges must be provided for in the tenancy agreement and include revenue items only. There is a need to decide what services to charge for. For example lifts are often charged for while others think they should not be as they are integral to the tenancy. The calculation of service charges should include the direct costs and indirect costs of the service.

Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
Telephone: 017683-52165. Mobile: 07502-142658. Fax: 017683-54005.
E-Mail: Adrian.waite@awics.co.uk. Website: www.awics.co.uk Twitter @AdrianWaite

Managing Director: Adrian Waite MA CPFA CIHM FInstLM
Company Number: 3713554. VAT Registration Number: 721 9669 13

Administration fees can be based on: Actual costs, for example the cost of the staff employed in administering service charges plus appropriate oncosts as is the case at Northampton Borough Council; or on estimated costs being an on-cost on the cost of the other service charges. For example, Oldham Borough Council / Housing 21 chose a 10% on-cost that is consistent with advice of the rent officer who also says 15% is acceptable for housing associations. The difficulty in identifying actual costs is recognised. For example, in Mahase v London Borough of Camden 1996 is was said that:

"Payment of a management charge based on a percentage of costs is not intrinsically unreasonable, having regard both to the position of the purchaser and of the vendors."

Staffing Costs (such as wardens, managers, caretakers & concierges) – can be recovered as full salary plus on-cost less a percentage for general housing management. Caretakers' costs can be apportioned between estates and then between general management and service activities. The London Rent Assessment Committee decided in 1967 that an appropriate appropriation to service charges is 15%.

With Supporting People there is a need to distinguish between housing management and housing support services. There is a trend for councils to reduce supporting people budgets and to fund services from the housing revenue account.

It is important to make accurate projections of service charge costs and income. With revenue Service Charges there is a need to model any known changes to services or costs and any increases required to achieve full recovery. There is a need to ensure that the Stock Condition Survey is up to date, robust and identifies works to properties with leaseholders. There is a need to ensure that the Business Plan is based on the stock condition survey. Communication is important to give residents advance warning of what the service charges will be.

My conclusions were that landlords should:

- Decide what to charge for based on statute, case law and the provisions of leases and tenancy agreements
    - Decide between fixed and variable charges
- Identify all appropriate costs
- Apportion costs between schemes and tenants based on the best available information
- Ensure charges represent Value for Money
- Keep it Simple
- Consult and provide complete information
- Plan ahead using stock condition surveys and business plans
- Seek appropriate technical support and advice

<u>Minimising Service Charges to drive Affordability for your customers:</u>

- Understanding which chargeable services are valued by customers
- Minimising the costs of utilities when overall prices are sharply rising
- Putting measures in place in the development stage to ensure lower cost services

Social landlords should address affordability by:

- Understanding the economic profile of the tenants, leaseholders (and the leaseholders' tenants)

Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
Telephone: 017683-52165. Mobile: 07502-142658. Fax: 017683-54005.
E-Mail: Adrian.waite@awics.co.uk. Website: www.awics.co.uk Twitter @AdrianWaite

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Company Number: 3713554. VAT Registration Number: 721 9669 13

- Challenging existing practices
  - We don't have to do things the way we always have done!
  - Thinking innovation including partnering and do-it-yourself services

And should review their services to:
- Make sure they know which services are provided and could be charged for
- Make sure the residents know what they do
- Find out whether the residents want the services
  - They may want more or less
  - Especially if they have to pay for them
- Prepare for Universal Credit

In 'designing out' service charges in new developments there is a need to build relationships with development teams and developers. Developers and Development Teams may not be very interested in long-term maintenance, costs in use or service charges. They may want to: Build a scheme that appears impressive; Maximise the number of units; Ensure prompt completions or Reduce development costs.

My conclusions were that landlords should:
- Know your budgets
- Communicate with your tenants
- Build relationships with developers and development teams
- Focus on long-term maintenance and costs in use

I have also prepared a briefing note that summarises the sessions that were presented by the other speakers. This includes:
- Placing Affordability and Value for Money at the heart of your service charge strategy
- the challenges of fixed and variable service charges
- Integrating Depreciation costs into your service charges strategy
- Refocusing your service charges strategy around Universal Credit
- Building a transparency strategy suitable for both rental and leasehold properties
- What does an effective service charge communications strategy look like?

Copies of my slides and my briefing paper can be freely downloaded from the AWICS website at: http://www.awics.co.uk/nhfconference.asp

We are holding a seminar and workshop: 'All you want to Know about Service Charges' in London on 19th November 2014. Further details are available on our website at: http://www.awics.co.uk/schs.asp

We publish a guide to service charges in social housing. Further details are available on our website at: http://www.awics.co.uk/bookschs.asp

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Risk Management in Social Housing

Risk Management is gaining a higher profile in social housing because of the recession, austerity and the Homes & Communities Agency's new regulatory standards.

Risk Management is to do with risk assessment, mitigation and testing.

Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
Telephone: 017683-52165. Mobile: 07502-142658. Fax: 017683-54005.
E-Mail: Adrian.waite@awics.co.uk. Website: www.awics.co.uk Twitter @AdrianWaite

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A risk strategy involves asking:

- What risks are there?
- Are they likely?
- Will it be serious if they happen?
- What can be done to reduce them?
- How can the risk that is left be managed?
- How can an organisation ensure that it is constantly on guard?

There is a hierarchy of risks from organisational, strategic, high level risks managed at council / board level; through functional risks managed at senior management team level; operational risks managed at manager level; to working risk assessments for premises, fire, activities and other key documents.

There are six ways in which social landlords should respond to risk:

- Carry out a risk assessment on everything that is important
- Know the ways that the risks are most likely to interact
- Know the business and the key pressures on it.
- Continuously scan the external world.
- Concentrate on those things that are valued most.
- Be prepared to adapt and be flexible.

The Homes & Communities Agency has recently produced a revised regulatory code that includes a new approach to risk. This is based on risk being an integral part of the business of housing associations in a situation where the government wants them to 'sweat the assets'. Housing association risks are becoming more complex as they diversify. Risks need to be assessed in terms of the possible effects on the wider organisation – an approach that is often called 'scenario planning', 'what-ifs', 'stress testing' or 'multivariate analyses'. The regulator is concerned that housing associations consider the risks to the three elements of their business 9affordable housing, contracts and commercial activities) separately.

The Greater London Authority, Scottish Housing Regulator and Welsh Government are also concerned about the effective management of risk in housing associations.

In its guide to housing self-financing the Chartered institute of Public Finance & Accountancy identified the main risk factors that local authorities should consider to be:

- Interest rates
- Inflation
- Income recovery rates
- Void levels
- Rent policy
- Stock changes
- Investment programmes
- Debt
- Supporting People Grant
- Depreciation and Impairment

Impact Housing Association recently identified nine key risks as part of its business plan for 2014/18 as follows:

- Increased tenant poverty
- Increased arrears
- Under-occupation penalty
- Cuts to local authority budgets
- Supporting People contracts
- Severe weather (over a considerable period)
- Working with partner agencies
- Staffing
- Reputation

Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
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E-Mail: Adrian.waite@awics.co.uk. Website: www.awics.co.uk Twitter @AdrianWaite

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Particular concern should be given to the 'perfect storm' where a number of adverse risks are faced at the same time producing a serious threat to the organisation. For example, what would happen if the following were all to occur at the same time?

- Reductions in benefits for the under-25s and the over 65s
- A gas explosion in a flat where the tenant has refused access
- Key members of staff leave at the same time
- Increased interest rates

Key components of a risk management strategy should include:

- An assurance map and / or plan
- Risk assessments
- A Risk map or register
- A robust role for the Council / Board and Audit Committee

Understandably there is an increased need for awareness of risk management in social housing. In-house training in risk management is now available from AWICS. For further information please visit: http://www.awics.co.uk/inhouserisk.asp

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Are Eco Homes the answer to the United Kingdom's housing and climate change issues?

It is widely accepted that there is a lack of affordable housing in the United Kingdom. It has been stated that United Kingdom house price rises for 2014 are almost twice as high as predicted (Guardian, 2014). First time buyers are struggling to get onto the property market in cities throughout the United Kingdom where nine out of ten houses are too expensive for locals (Robinson, 2014). An eco-home can be defined as a structure and using process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition (Plainiotis, 2006).

Many have stated that eco homes may provide an answer to the United Kingdom's housing and climate change issues due to the number of socio-economic advantages they have. However when many people think of what is an eco-house they often imagine some 'hippy' way of living and envisage something which looks like something out of a sci-fi film. It has been found that the appearance of eco homes is one of the biggest barriers preventing their popularity (Orr, 2008). Many are in support of eco homes but when asked if they would consider living in one themselves the answer is often 'no'. People assume that if you lived in an eco-home you would have to sacrifice your normal lifestyle for a far more basic one. However this is a misconception. Many eco home developers understand that this misconception is a barrier and are now designing eco homes which are more 'traditional' in form. Jones has stated that eco-homes are now being built to 'very high standards of thermal efficiency, without compromising on quality and while providing a beautiful, organic ambience to the house that increases well-being' (Jones, 2009).

Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
Telephone: 017683-52165. Mobile: 07502-142658. Fax: 017683-54005.
E-Mail: Adrian.waite@awics.co.uk. Website: www.awics.co.uk Twitter @AdrianWaite

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If I said that you could build a two bedroom straw bale house for as much as £14,000 (Hodge, 2006), would this change the way you view eco homes? Part of the affordability of eco homes is due to their construction. Eco homes aim to get construction materials as locally as possible and often use materials which produce low levels of CO_2 levels during construction. The University of Nottingham's 'The Gateway' Building achieved both these aims by being constructed from 1,954 straw bales which were harvested from the University's very own farmland which was just 200 yards from the site (Brooke, 2012). The building is the largest prefabricated straw bale building in Europe (Brooke, 2012). Straw Bales are a readily available building material with over two million tonnes of straw being produced as surplus to requirement each year in the United Kingdom (Jones, 2009). Eco homes are often built from recycled or natural items. This factor makes the homes affordable as building materials are often low cost. The Brighton Earthship for example was constructed out of a thousand recycled tyres per house. In the United Kingdom, forty million tyres are dumped a year. Building tyre walls therefore finds a use for this unwanted material, which in theory could be used to build 40,000 Earthship's (Decker, 2007).

As climate change occurs and as we run out of natural resources it will become more important for us to move to a zero carbon lifestyle (Purcell, 2009). The government has announced that it wants all new homes in England to be zero-carbon by 2016. Carbon dioxide emissions from the houses alone in the United Kingdom have risen by more than 5% since 1997 and account for 27% of the United Kingdom's carbon footprint (Osmani, 2009). As the effects of climate change worsen I predict there will be an increase in the number of eco villages being built within the United Kingdom and therefore the building of Zero Carbon communities such as the one which is planned for Bickleigh Down is a step in the right direction.

Anna Waite

A comprehensive briefing paper on ECO Homes can be freely downloaded from the AWICS website at: http://www.awics.co.uk/dynamicdata/data/docs/eco%20homes%20-%20briefing%20paper.pdf

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Catalyst Housing: Regeneration at Wornington Green

Last week I visited Catalyst Housing Association's regeneration scheme at Wornington Green in Kensington. Built between 1964 and 1985 Wornington Green estate consists of 538 homes made up mainly of flats in six-storey connected blocks. The regeneration plans include building 538 quality affordable homes of mixed sizes and twenty new retail units for Portobello Road – generating up to 200 new jobs as well as homes for private sale. A connecting road will be constructed to better integrate the estate into the surrounding community and a new community centre will be built. The scheme was granted planning approval for phase one of the five phase scheme by the Royal Borough of Kensington and Chelsea in March 2010. Phase one includes the building of 324 new homes, a mix of 174 for affordable rent and 150 homes for private sale.

Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
Telephone: 017683-52165. Mobile: 07502-142658. Fax: 017683-54005.
E-Mail: Adrian.waite@awics.co.uk. Website: www.awics.co.uk Twitter @AdrianWaite

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Catalyst has been given the go-ahead for phase two of the regeneration and hopes to begin work onsite in the autumn of 2015. The asking prices for the homes for sale range from £800,000 to £2.1million and they have sold not only all that have been built but all that will be contained in an entire block that has not been constructed yet. Ultimately they plan to sell about 500 homes on the open market to generate a capital receipt of between £0.5billion and £1billion.

The New Flats

The Old Flats

Catalyst Housing Association aims to be a catalyst for change and improvement wherever they work, pursuing:

- **Better Homes.** They are a leading developer of high quality, affordable homes.
- **Better Service.** They aim to deliver outstanding customer service and are always striving to improve.
- **Better Future.** They believe that our role goes further than simply providing homes.

Catalyst is a major developer of new homes. They expect to build more than 7,000 new homes by 2020, and they believe in mixed income, mixed tenure neighbourhoods.

Catalyst by Design is the profit-making subsidiary company that develops homes for private sale. They use the profits to cross-subsidise the charitable work as a social housing provider. Following the dramatic drop in government grant for new affordable homes, Catalyst by Design plays a crucial role in funding work. It also reflects their commitment to developing mixed income, mixed tenure, communities.

Wornington Green Estate is situated in North Kensington, in the Golborne ward at the northern end of the Royal Borough of Kensington and Chelsea. North Kensington is a thriving multi-cultural neighbourhood with long-established Spanish, Portuguese and Moroccan communities living amongst the British and Afro-Caribbean communities. Many families are overcrowded and this is being addressed by the regeneration of the estate. There are also high levels of unemployment, but low levels of crime. It is reported to be one of the safest places to live in Kensington and Chelsea.

Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
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The existing Wornington Green Estate currently has 554 rented properties owned and managed by Catalyst Housing (66 of these properties are in the new development). The majority are rented homes, but there are some units that are let as temporary accommodation and short life properties (to Kensington & Chelsea Borough Council and short life Housing Associations respectively).

The new development will provide up to 1,000 new high quality homes, commercial and retail opportunities, community facilities, new market trader lock ups and a replacement park designed to the Green Flag standard. The redevelopment of Wornington Green Estate currently consists of three phases, starting in 2012 with an estimated completion in 2019.

Residents moved into the first block that was completed in March 2013 and the second block is on schedule for first handover in September 2014. The planning application for Phase two of the new development was approved by the council on 15th July 2014. Detailed plans for Phase three are still to be worked up by Catalyst Housing for future consideration and approval by the Council.

The residential properties include affordable homes, shared ownership and outright sale and incorporate a mixture of mews, town houses, maisonettes, and apartments. All private sales properties in Phase one of the new development have been sold. Catalyst Housing has guaranteed that there will be no fewer affordable properties in the new development than there are currently on Wornington Green Estate. All existing tenants on the estate have been guaranteed a home in the new development. The Council's Planning Committee will approve the type and tenure split of the new homes in each phase.

A Wornington Green Team has been set up by Catalyst Housing to manage the estate during the regeneration programme.

More information is available on the Catalyst Housing Association website at: http://www.chg.org.uk/development-regeneration/regeneration/regeneration-schemes/wornington-green-kensington/

Impact Housing: New Homes in Kendal

Impact Housing Association is developing 23 new shared equity properties for sale at Cragg Close, Kendal (also known as Sandylands) over the next three years. The first properties are available to purchase already and applications for the shared equity properties on phase one are now being accepted. The Association will also be completing rented properties at the same scheme.

The homes form part of a larger scheme developed by Russell Armer Homes of 94 homes costing £10.6million to develop. Housing association Impact Housing has purchased 47 of the homes, with the remaining 50% being offered for general sale.

Martyn Nicholson, managing director at Russell Armer Homes said:

"This is one of the biggest schemes Kendal has seen for a number of years, developed to meet the housing needs of local people as well as to have a positive impact on the community. The level of interest seen so far is great news for the area's economy and we look forward to welcoming the residents into their new homes."

Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
Telephone: 017683-52165. Mobile: 07502-142658. Fax: 017683-54005.
E-Mail: Adrian.waite@awics.co.uk. Website: www.awics.co.uk Twitter @AdrianWaite

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The properties available range in size from two to four bedroom houses with a small number of one and two bedroom apartments. The full suite of 94 homes is expected to be completed by 2017.

Impact Housing Association's sales brochure can be downloaded from their website at: http://www.impacthousing.org.uk/sites/default/files/documents/Cragg%20Close%20brochure.pdf

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Protecting Rural Housing

In September 2014 a cross-party group of MPs brought a bill, proposed by Tim Farron MP for Westmorland & Lonsdale (Liberal Democrat), before Parliament to protect rural housing communities from government proposals that risk drying up the supply of affordable homes in small communities.

The government is due to make an imminent decision on proposals to remove section 106 planning obligations that deliver affordable homes, from sites of less than ten homes. The measure aims to make it easier for small builders to build homes of any kind but in rural areas this change could dramatically affect the supply of affordable homes.

A third of affordable homes in rural areas are delivered through these planning obligations on small sites. Currently, figures from the Department for Communities & Local Government show that two thirds of affordable homes in rural areas come through section 106 agreements, with the remaining third delivered through rural exception sites. As an estimated 80% of planning applications are from sites with fewer than ten homes, a blanket removal of these obligations threatens to destroy a key plank of affordable housing supply in rural areas.

The bill, that has the backing of five MPs from all parties, would give local authorities the decision on the most appropriate threshold, rather than central government.

Tim Farron MP said:

"If the government does not accept our bill, it will hurt rural communities as we seek to provide enough homes for local people of all ages. For rural areas like the South Lakes, what seems like an innocuous proposal from Westminster would in fact be ruinous. It's not just South Lakeland – in Cornwall, over half of all developments are on small sites. In Derbyshire it's 85%. In Harrogate its 100% since 2011. If you remove these obligations, you virtually cut off one of the two major routes which guarantees the supply of affordable homes in any rural area. You also risk affecting the other ley mechanism – rural exception sites – because you increase the 'hope value' of the land making it harder to guarantee a supply of land for these sites. This could ratchet up the price of land, which would even backfire back onto small builders while delivering windfall gains for speculative land traders. And finally, there's the risk that developers will split larger sites into smaller sites to exploit this new loophole that the Government is proposing to open.

"It's hard to see how we can make the case for building homes, which we need, if central government takes away the ability to deliver homes that local people can afford. This needs a serious rethink before it backfires into higher house and land prices, priced up villages and dwindling hope for a generation that can't afford to get on the ladder."

Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
Telephone: 017683-52165. Mobile: 07502-142658. Fax: 017683-54005.
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The government's proposals are described in detail in the AWICS briefing paper on the Queen's Speech 2014 that can be freely downloaded from: http://www.awics.co.uk/dynamicdata/data/docs/queens%20speech%20june%202014%20-%20briefing%20paper.pdf

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Self-Financing causes Financial Problems

As I have been saying ever since self-financing was first introduced it contains a potential problem for councils in the way in which depreciation and impairment will be treated after the transitional period ends in 2017. Now some councils are beginning to realise the threat to their finances and to their development programmes.

This is a rather technical accounting issue but it could cost councils and their tenants millions so I will try to explain it in relatively simple terms. The problem is that when councils reduce the value of their housing stock on the balance sheet either to reflect depreciation (the planned write down of asset values over time) or impairment (the immediate write down of asset values when something happens) they make an equivalent charge to the housing revenue account. However, before self-financing was introduced, and during the transitional period until 2017, councils are able to 'reverse' this charge so that it is not a real cost to the housing revenue account and to tenants. After 2017 they will not be able to do this and the depreciation and impairment charges will become real costs.

One of our concerned local authority clients has well developed plans for the construction of new dwellings in the housing revenue account but is getting increasingly concerned about the potential impact of valuation losses arising from new build and buy backs. They have identified two examples as follows:

<u>New build accounted for within HRA</u>
Cost of new build £10,000,000
(The actual cost of building the homes).
EUV-SH £2,500,000
(The valuation on the balance sheet to reflect the fact that the homes are provided at social or affordable rents rather than market rents).
Valuation loss therefore £7,500,000
(The amount that would have to be charged to the housing revenue account and covered by savings in other budgets such as management or maintenance).

<u>Buy backs</u>
Cost of buy back £200,000
(The actual costs of buying back former council homes)
EUV-SH £50,000
(The valuation on the balance sheet to reflect the fact that the homes are provided at social or affordable rents rather than market rents).
Valuation loss £150,000
(The amount that would have to be charged to the housing revenue account and covered by savings in other budgets such as management or maintenance).

EUV-SH stands for 'Existing use Value – Social Housing' that is the usual method fro valuing council houses.

Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
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E-Mail: Adrian.waite@awics.co.uk. Website: www.awics.co.uk Twitter @AdrianWaite

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In both cases, assuming the dwellings are for Social Housing, EUV-SH would throw out valuation losses and if the Council had inadequate revaluation reserves in the housing revenue account, these would be charged to housing revenue account balances.

Councils are also raising concerns raised over the existing arrangements for non-dwellings and some specific issues with regards the existing Determinations:

The Determinations specify that for impairment and valuation losses on non-dwellings the loss falls on the housing revenue account balance and is not reversed out during the transitional period and I understand that in some authorities this has led to sizeable losses.

This situation appears to be a contradiction of the principles of the Local Authority Accounting Code that states that Impairment losses and reversals of impairment loss charged to Surplus or Deficit on the Provision of Services 'are not proper charges to the General Fund' (and the housing revenue account is technically a ring-fenced part of the General Fund). The current situation leaves the housing revenue account being charged with non-dwelling valuation losses but not credited from valuation gains reversing those losses - which appears to be unfair to tenants and bad accounting practice.

This is a significant issue and councils clearly require clarity on what mitigations they can expect after April 2017 when the transition ends. If it is the Government's policy to encourage new build the current rules provide a major disincentive.

I understand that the matter is under consideration at Communities & Local Government at a political level! I will report again in the 'AWICS' Housing News if I hear anything further.

Perth & Kinross Council welcomes first Scottish Housing Charter Report

Perth & Kinross Council has welcomed the publication of the first ever Scottish Housing Charter (SHC) Annual Report that provides the council and its tenants with a snapshot of how we are performing as a landlord across a number of different areas.

The report was compiled from information supplied to the Scottish Housing Regulator by the council across a range of key indicators. The report highlights some very positive results for tenants and for the council as a landlord. It shows that council rents across two, three, four and five-bedroomed properties are significantly lower than the national Scottish average.

Houses are re-let over a quicker period, taking an average of 30.4 days to re-let homes, compared to the Scottish average of 35.7 days. This also has an impact on rent collection, with only 0.7% of rent not collected due to empty properties, compared to 1.2% across Scotland. The report also shows that the council resolved cases of anti-social behaviour within agreed target times, at 97.7% compared to 75.9% across Scotland.

In relation to repairs, comparisons show that 99.8% of reactive repairs were completed 'right first time' compared to the Scottish average of 87.2%, and 97% of repairs appointments were kept compared to the Scottish average of 92.9%.

Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
Telephone: 017683-52165. Mobile: 07502-142658. Fax: 017683-54005.
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The council said as it is the first ever SHC annual report, it is difficult to draw any firm conclusions from its findings and the publication of the second report next year will give more meaningful data with which can compare its performance during the previous 12 months. It added:

"Over the past few years we have been working with our tenants and others to make improvements. For example, through our programme of capital improvements and modernisation we have significantly improved the quality and appearance of housing stock. This means we are 84% compliant with the Scottish Housing Quality Standard for the area, similar to across Scotland (85%).

"The SHC Annual Report gives an interesting start to this new process of measuring Registered Social Landlords of all sizes and types against each other. We are confident that the work already being undertaken will continue to challenge us to improve year-on-year in the ways that our tenants and other service users want us to.

"We will provide all of our tenants with details of the SHC Charter Annual Report results before the end of October."

Perth & Kinross Council is a long-standing client of 'AWICS' to whom we have provided training in local authority housing finance and welfare reform.

Vacancy for Marketing Advisor

AWICS is looking to appoint a Marketing Advisor who will work with us during October 2014. The overall purpose of the role is:

1. To review our current marketing policy and approach with a view to making recommendations aimed at improved marketing that would increase turnover and profitability. This will include carrying out a limited amount of research.
2. To assist, as appropriate, with the implementation of those recommendations that are accepted.

The position is being filled in partnership with the University of Cumbria. While the Marketing Advisor will work for AWICS they will be employed by the University.

A copy of the job descriptor can be downloaded from HERE

For an informal discussion please contact Adrian Waite on 017683-52165.

To Apply: Download an application form from www.cumbria.ac.uk/grab and return no later than the closing date of 19th September 2014 to email jobsandplacements@cumbria.ac.uk

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Unit 3, Shire Hall, The Sands, Appleby in Westmorland, Cumbria. CA16 6XN.
Telephone: 017683-52165. Mobile: 07502-142658. Fax: 017683-54005.
E-Mail: Adrian.waite@awics.co.uk. Website: www.awics.co.uk Twitter @AdrianWaite

Managing Director: Adrian Waite MA CPFA CIHM FInstLM
Company Number: 3713554. VAT Registration Number: 721 9669 13

All You Want To Know About Local Authority Housing Finance 2014

February / November 2014

We are running our 2014 series of 'All You Want to Know about Local Authority Housing Finance' at venues in all parts of England from February to November. This seminar and workshop is designed to give an introduction and overview to this important subject and is fully up to date with all developments.

This seminar and workshop 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 and 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 – especially when considering the financial opportunities that exist for local authority housing!

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

We believe in quality rather than quantity and so numbers at each session are limited to twenty people to permit the maximum possible interaction and participation.

What the Session Covers:

The session will answer the following questions:
- How does the Housing Revenue Account work?
- How does the Housing General Fund work?
- What are the Implications of Self-Financing?
- What are the Financial Opportunities for Local Authority Housing?

The session includes a participatory case study and is accompanied by a very useful 100 page book that is designed for reference after the session entitled:

"All You Want To Know About Local Authority Housing Finance 2014"

Remaining Venue and Date:

London: Novotel Hotel, Waterloo – 11th November 2014.

For more information or to make a booking please visit our website at: http://www.awics.co.uk/lahfin.asp

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Other AWICS Seminars and Workshops 2014

Our other seminars and workshops for 2014 include the following:

All You Want to Know about Local Authority Housing Finance
- London – 18th November 2014

All You Want to Know about Service Charges in Social Housing
- London – 19th November 2014

For further information please see: http://www.awics.co.uk/seminars2014.asp

All of these seminars and workshops are also available in-house. For more information please contact me at Adrian.waite@awics.co.uk

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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 us and our services 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/seminars2014.asp
- In-House Training - http://www.awics.co.uk/inHouseCourses.asp
- Independent Residents' Advice – http://www.awics.co.uk/IndependentTenantAdvice.asp
- Technical Books - http://www.awics.co.uk/TechnicalBooks.asp
- Free Information Service - http://www.awics.co.uk/informationservice.asp

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ADVERTISEMENTS

NATIONAL HOUSING FEDERATION | The voice of housing associations

Treasury Management Conference 2014
8 October 2014, 30 Euston Square, London

Financing treble the homes with one third capacity. Find out how to shape your strategy and become part of the sector wide solution to the housing crisis

Speakers include:

- Danny Finkelstein British Journalist and Politician, Associate Editor, The Times and Chairman, Policy Exchange
- Anthony Hilton Financial Editor, Evening Standard Hilary Blackwell Partner, Real Estate, Capsticks
- Mark Henderson Chief Executive, Home Group
- Roshana Arasaratnam Vice President, Senior Credit Officer, Moody's Investors Service
- Helen Roberts Lead Investment Policy Adviser, NAPF (National Association of Pension Funds)

An ambitious vision has been set for the social housing sector to treble the number of new homes to 120,000 per year and increase turnover to £70bn by 2033.

This year's conference will stress test the viability of financing such a step change and give practical advice on how to ensure you are part of the sector wide solution to the housing crisis.

1. Understand the impact of the **future economic** and **political environment**
2. Get a **view from a credit rating agency** on how investors perceive the social housing sector
3. Discover the potential **availability of affordable public land** for social housing development
4. Learn about the **diversity of commercial funding sources** that can be utilised to fund social housing
5. Case study – issuing **Retail Charity Bonds** as an additional source of finance with Allia
6. Consider the **valuation of social housing**, **securitisation** process and

Book your place now

Federation members £275
Associate members £315
Non-members £345

Secure your place now by booking online at
http://www.housing.org.uk/events/browse/housing-treasury-conference/ or by
calling on 020 7067 1066

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Housemark

Local authorities' and ALMOs' housing finance conference

2 & 3 October, Warwick University

This year's 10th annual conference will bring together, for the first time, both ALMO and local authority members to share experiences and knowledge on how financing public housing is changing. We will be taking a look at a range of issues of importance for those responsible for delivering financial investment and management within their organisation. The event provides an ideal networking opportunity, and showcases expertise both from within and outside the sector.

Agenda

- High performance business plans
- An outlook for the UK economy
- Universal Credit progress report
- Breakout sessions including finance issues for ALMOs and LAs, and acheiving VFM
- Financing the future of council housing
- Investing in existing and new housing - This session is presented by Adrian Waite
- The economy and how it is impacting on housing

Who should attend?

This conference is for senior finance roles in local authorities and ALMOs.

More information

For more information about the agenda, follow the 'buy now' link. If you have any more questions, contact julie.morton@housemark.co.uk.

IF YOU WOULD LIKE TO PLACE AN ADVERTISEMENT IN THE AWICS HOUSING NEWS PLEASE CONTACT Adrian.waite@awics.co.uk

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