

Developments in Local Authority Housing Finance in England 2016

October 2016

We are holding seminars on 'Developments in Local Authority Housing Finance in England' in London and Leeds during October 2016. This seminar is designed to look in depth at current developments in local authority housing finance in England – especially the implications of the policies of the new government, the implementation of the Housing & Planning Act 2016, the vote for Britain to leave the European Union, the public finances, welfare reform, rent reductions, sale of high value properties to fund the extension of 'right to buy' to housing associations, 'pay to stay' and new development. If you want to be up to date with the world of local authority housing finance, this is the seminar for you!



New Council Homes being built in Ashfield, Nottinghamshire. AWICS has advised the Council on Business Planning.

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 government's policies on housing and welfare?
- How will the Housing & Planning Act be implemented?
- How can councils develop effective self-financed business plans and invest in existing and new housing including regeneration?

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 in England 2016"

Venues and Dates:

London: Novotel Hotel, Waterloo – Tuesday 4th October 2016

North: Novotel Hotel, Leeds – Tuesday 11th October 2016

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

The Programme

- 10.00 What is the political, economic, social and technical context? - The political agenda of the new United Kingdom government in the light of the vote for Britain to leave the European Union; the implementation of the Housing & Planning Act and the implications of new policies for housing and welfare; the economic context and its implications for public finances; long-term economic forecasts and their implications for local authority housing; changing demand for social housing; demographic change.
- 11.00 BREAK
- 11.15 What are the implications for local authority housing finance of the new government's policies on housing & welfare? - rent policy including what rent policy is likely to be after 2019/20; the implications of selling high value properties to pay for 'right to buy' in housing associations; the implications of 'pay to stay'; the implications of universal credit including on the eligibility of rent and service charges for benefit; the implications of capping housing benefit at the level of the local housing allowance; the government's review of the funding of sheltered housing; consideration of whether there will be any further changes to government policy including the self-financing settlement.
- 12.30 LUNCH
- 13.30 How will the Housing & Planning Act be implemented? While the Housing & Planning Act has been passed it will be implemented through regulations that are expected to be published in September 2016. These regulations for the sale of high value council homes, 'pay to stay', 'starter homes', planning reforms including neighbourhood planning and other aspects of the Act that will affect local authorities will be explained and examined. This will include examining how the government will calculate the payments that will be due to the government and potential strategies for the sale of high value homes.
- 14.45 BREAK
- 15.00 How can councils develop effective self-financed business plans and invest in existing and new housing including regeneration? – treasury management issues; accounting for valuation, depreciation and impairment; income maximisation; service charges; the ring-fence; risk management; asset management; developing sustainable investment programmes; reinvigoration of right to buy & utilisation of capital receipts; new build and regeneration; developing extra care elderly schemes; developing outside the housing revenue account & special purpose vehicles.
- 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.

Adrian's recent work has included: preparing housing revenue account business plans and financial 'health checks'; evaluating the impact of self-financing; carrying out and evaluating housing stock options appraisals; advising on risk management and asset management; advising on value for money and procurement; developing financial modelling for 'new build' and regeneration; reviewing leaseholder and tenant service charges; acting as a member of a Local Government Association financial peer review team and preparing financial diagnostics for corporate peer reviews; preparing a business case for a housing association merger; preparing materials for postgraduate university courses; acting as an examiner in management accounting for CIPFA; 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 Council between 1993 and 1998, Adrian 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 and tenants' associations 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 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/devts16.asp>
- **On line:** You can download this form from, <http://www.awics.co.uk/devts16.asp> fill it in electronically and forward to: orders@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 £250 plus VAT making a total of £300. The cost of this seminar in Leeds is £195 plus VAT making a total of £234. The fee includes lunch* and book – 'Developments in Local Authority Housing Finance in England 2016'.

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

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 you would like your invoice sending to a different address and if your delegate has any particular needs.

Booking conditions:

Cancellations and substitutions: A full refund will be given up to 28 days before the seminar. There after a 50% refund up to 14 days before the seminar. We regret that no refund can be given 14 days or less before the seminar. Cancellations must be made in writing or by email and be acknowledged by AWICS. No refund will be given for non-attendance, but delegates may substitute another delegate at any time.

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