

The Housing & Planning Bill The Implications for Housing and Local Government

April 2016

The Housing & Planning Bill received its third reading in the House of Commons on 12th January 2016 and is now at the committee stage in the House of Lords with the expectation that it will become law in the spring of 2016. Some commentators have predicted that the Bill will lead to the end of social housing as we know it, but is this really the case? What are the implications for housing and local government and what are the threats and opportunities that the Bill presents?

The Bill contains a number of significant proposals for housing and local government including:

- Starter Homes
- The 'voluntary' right to buy for housing association tenants.
- The sale of 'high value' council homes.
- Near-market rents for social tenants on 'high incomes'
- Reducing Regulation of Social Housing
- Phasing out of lifetime tenancies
- Measures to tackle rogue landlords
- Neighbourhood Planning
- Planning reforms including automatic planning permission on brownfield sites and to support small builders.



Cressingham Gardens in Lambeth. Will the Bill result in the end of social housing as we know it?

The seminar will consider the implications of the Bill for Housing Associations, Local Authority Housing and Planning services and Local Authorities generally – including what the government is likely to do by regulation and what needs to be done to implement the Bill when it is passed. It is accompanied by a very useful guide entitled: "The Housing & Planning Bill – The Implications for Housing and Local Government"

Who should attend?

All those with an interest in housing and / or planning, including: Councillors; Housing Association Board Members; Housing Managers and Accountants in Local Authorities and Housing Associations; Tenant Representatives and others.

Venues and Dates:

London: Novotel Hotel, Waterloo – Tuesday 12th April 2016.

North: Novotel Hotel, Leeds – Tuesday 26th April 2016

Room 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. Skype: [Adrian.waite@awics.co.uk](https://www.skype.com/people/Adrian.waite@awics.co.uk) Website: www.awics.co.uk

Managing Director: Adrian Waite MA CPFA CIHM FInstLM

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

The Programme

- 10.00 The Voluntary 'Right to Buy' for Housing Association Tenants and the Deregulation of Social Housing
What is in the 'voluntary agreement'? What is in the Bill about the extension of the Right to Buy? Will there be any exemptions? How will the compensation to housing associations be managed? What are the positions of the Homes & Communities Agency and the Greater London Authority? Will the homes that are sold be replaced? What are the implications for local authorities as strategic enablers? What is in the Bill about the deregulation of housing associations? What else will the government do about deregulation?
- 11.00 BREAK
- 11.15 Sale of High Value Council Homes and Near-Market Rents for Tenants with High Incomes
What is in the Bill? What is a high value council home? How will the government calculate how much councils will have to pay into the pool and how will this be distributed to housing associations? Will this stop councils building new homes in high value areas? How will the proceeds be used to fund new build? How will social landlords know which of their tenants are on high incomes? How will the government calculate how much additional rent is owed to them by councils?
- 12.45 LUNCH
- 13.45 Starter Homes; Phasing out of life tenancies and Rogue Landlords
Starter Homes – the Bill gives councils a duty to ensure that there are Starter Homes on all reasonably sized development sites; these will be offered to first-time buyers at a 20% discount. What are the implications? Phasing out of life tenancies – what are the implications for tenants and landlords? Measures to tackle rogue landlords – the Bill gives councils the power to blacklist or ban 'rogue landlords'. What are the implications?
- 14.45 BREAK
- 15.00 Planning Reforms including Neighbourhood Planning
The Bill gives the government powers to ensure that all councils get Local Plans in place by 2017; it provides for developers to gain automatic planning permission in principle on brownfield sites while protecting the green belt; it includes planning reforms to support small builders – placing a duty on councils to help allocate land so 20,000 custom and self-built homes a year can be built by 2020. What are the implications of these measures?
- 16.00 CLOSE

This seminar is also available in-house. For further information about in-house sessions, please contact Adrian Waite on 017683-52165 or Adrian.waite@awics.co.uk.

Room 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. Skype: Adrian.waite@awics.co.uk Website: www.awics.co.uk

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



Adrian Waite (Independent Consultancy Services) Limited

Our speaker **Adrian Waite is well known for his in-depth knowledge 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 Housing Panel. He was a member of the working party set up by Communities & Local Government and Treasury to review the financing of the Housing Revenue Account. He is a former Chair of Impact Housing Association and former Board Member at Calico Homes.

Adrian's recent work has included: evaluating options for the structure of housing associations; evaluating the impact of self-financing; carrying out and evaluating housing stock options appraisals; preparing business plans and financial 'health checks'; advising on risk and asset management; advising on value for money and procurement; developing financial modelling for 'new build' and regeneration; reviewing service charges; lead associate in a Local Government Association financial peer review; 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 the implications of the Housing & Planning Bill for housing associations and local authorities.

After graduating from Oxford University with a First Class Honours degree in Geography with specialisms in Economic and Urban Geography, Adrian joined West Yorkshire 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 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 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!

**Room 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. Skype: Adrian.waite@awics.co.uk Website: www.awics.co.uk**

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

Adrian Waite (Independent Consultancy Services) Limited

The Housing & Planning Bill: The Implications for Housing & Local Government

How to reserve your place

- **On line:** You can book online at: <http://www.awics.co.uk/h&pbill.asp>
- **On line:** You can down load this form from, <http://www.awics.co.uk/h&pbill.asp> fill it in electronically and forward 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.

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 – 'The Housing & Planning Bill: The Implications for Housing & Local Government'. Payment can be made online by PayPal, credit or debit card. Alternatively, we can send an invoice.

* 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.

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. No refund will be given for non-attendance, but delegates may substitute another delegate at any time.

Room 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. Skype: Adrian.waite@awics.co.uk Website: www.awics.co.uk

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