

Housing Advisory Network (HAN)

Setting up a Housing Revenue Account (in England) from Scratch

Webinar Dates

17th May 2021

Purpose

The Government has set a target to build 300,000 homes a year, but history tells us that the private sector has struggled to build more than 200,000 in only one or two years since the second world war. Indeed, it was councils that built the majority of new homes in the immediate post war period to address the last great housing crisis. The scene changed in 1979 with a change in Government, heralding many years of restrictions on the building of more council homes by successive Conservative and New Labour administrations.

More recently, there has been growing recognition that councils are once again part of the solution to today's housing crisis. The lifting of the Housing Revenue Account (HRA) borrowing cap provides councils with the ability to implement a step change and building more council homes is moving up the agenda of central Government and front and centre of many council corporate priorities.

But around half of all housing authorities no longer have HRAs, having lost stock through the right to buy and transfers to housing associations. Many of these councils are now looking to set up their HRAs once again but have long since lost the knowledge and experience necessary to re-create their HRA anew and use it to best effect.

This course will provide you with the know-how to re-establish your HRA and develop your first 30 Year HRA Business Plan. David Ellis, from CIPFA's finance advisory network, and Steve Partridge from Savills, a nationally recognised expert in business planning and funding for housing investments, will show you how to go about re-establishing your HRA and set out a route map to finance, build and maintain a housing portfolio

During the day, we will cover:

- A general introduction to the topic
- Everything you need to know about setting up your HRA
- An introduction to 30 Year HRA Business Planning
- How to go about funding your house building programme.

Throughout the course there will be plenty of opportunity for participation, discussion and debate - with a focus on interaction to get the most from the sessions.

Learning Outcomes

The webinar will bring you up to date with the latest changes to housing policy and practice. Our experts will show you how to set up your HRA and 30 Year Business Plan and the practical steps you need to take to set up your HRA structure, processes and procedures.

The sessions will be informative and will give you the confidence to set up your HRA and develop your first 30 Year HRA Business Plan.

Who Will Benefit?

This webinar is aimed at local authority housing strategic leaders, business planning, development and finance staff who are looking to re-establish their HRA, build new homes at scale to address homelessness and regenerate local communities. Colleagues responsible for budgetary management and future development, both corporately and within housing services may also find this course extremely useful in helping them understand the context in which their services are provided. Corporate strategic policy officers will also find this useful in understanding the opportunities for major redevelopment, regeneration and place making.

Programme

09.30-10.00

Online registration

10.00-10.05

Introductions

10.05 - 11.15

Session 1 – Introduction and Regulatory Context

Our first session of the day will introduce the topic and explain the regulatory context and framework surrounding the establishment and operation of the HRA for English local authorities. This will include commentary around the statutory ring-fence and the changes introduced under Self-financing, as well as the legislative provisions for tenants (such as right to buy) and the restrictions that relate to use of housing capital receipts.

11.15 - 11.30

Break

11.30 - 12:45

Session 2 – Setting up your HRA (Part 1)

This session will outline the key steps and considerations in setting up an HRA. The main accounting and regulatory differences that apply to the HRA will be discussed, and key preparation stages such as the appropriation of assets to the HRA, and the apportionment of borrowing will be explored.

12.45 - 13.30

Lunch

13.30 – 14.15

Session 3 – Setting up your HRA (Part 2)

This session will consider the arrangements for capital and asset accounting in the HRA and the specific requirements within the Prudential Code for authorities with an HRA. This will include discussion on HRA financing sources and the related prudential indicators.

14:15 – 15:30

Session 4 – Introduction to 30 Year HRA Business Planning

In this session we will explain the role of the 30-year HRA business plan and how it links to strategic asset management and planning. We will also explore the factors you need to take into account when mapping out your forward investment plans.

This session will include a refreshment break

15:30 – 15:55

Session 5 – Hot Topics and Top Tips

In the final session our experts will share with you the hot topics relating to housing investments and their top tips to get your HRA up and running as quickly as possible.

15:55 – 16.00

Summary and Close

The facilitators for this event will be;

Dave Ayre, Property Networks Manager, CIPFA Property and member of CIPFA's Housing Panel. Dave manages CIPFA's Housing Advisory Network, Highways Asset Management Planning, Strategic Assets and Property Training Networks and advises on asset management, partnering and wider property issues throughout the UK.

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CIPFA Property: www.cipfa.org/services/property

Steve Partridge, Director, Housing Consultancy, Savills. Steve is a national expert in housing finance with over 25 years' experience in public and private sectors in business planning, investment appraisal, financing and development of new homes. He is also a member of CIPFA's Housing Panel.

David Ellis, CIPFA FAN Advisor, Local Government Faculty.

Find out more visit www.cipfa.org/property

To attend HAN and FAN Network Members can use prepaid Places

Member Cost: £250+VAT for any members that have used all there allocated prepaays

Non Member Cost: £375+VAT

If you have any queries please contact Keeley property@cipfa.org



CIPFA Sustainability Policy

CIPFA is delivering all of our training courses, workshops and seminars in accordance with our sustainability strategy. We do not provide hardcopy course materials to delegates and these are now distributed by email in advance of the event. We are striving to reduce our carbon footprint in every way that we can, and we hope that we can count on your support.