



**Changes,
challenges & opportunities
Hackney Homes Board
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- The big picture
- Reforms & their implications
- Responding & shaping the future

Economic context

- National deficit
 - £128bn deficit reduction 2011-16
- Economic growth
 - 1.7% 2011
- Unemployment
 - 8.2% 2011 (2.7m people)
- Cost of living
 - Inflation 4.2% June 2011 (CPI)
 - Wage increases 2%
 - Energy prices 20%



Overarching priorities in England

- Deficit reduction
 - Reduced spending
 - Some tax increases
- Localism
 - Increased accountability
 - Less direction to local government
 - More power to communities
- The Big Society
 - Less state provision, more public action



People & property context

- 272,000 new households every year
- Ageing population
- Statutory homelessness rising
- Private renting increasing
- Affordability still a problem
- 102,000 new homes built in 2010



All change for housing

- Social housing reform
- Welfare reform
- Planning reform
- Funding affordable housing
- Council housing finance
- Supported housing
- Regulatory reform
- Agency closures
- Public services reform



Spending Review
Welfare Reform Bill
Localism Bill

Regulation

- Need to drive own focus on customer & quality
- Quality scrutiny & accountability
 - Tenants, staff, boards/members
- LAs think about oversight post-HRA reform
- Finances & VFM
 - Setting & delivering expectations
- Think about complaints processes



- How does LA regulation of PRS affect social housing?

Housing registers & mobility

- Need local strategy on who housing is for
- Where does everyone else go?
- New waiting list admin processes
- New CBL admin processes
- Ability for better 'loyalty' rewards
- Chain lettings



Tenure

- Local flexibility
- Under-occupation?
- Homeless housed differently
- Fit with market
- Suitable policies
- Challenge, complexity & fairness



Benefits

- Need to understand who's affected
 - & how to provide for them
- Change rent collection practices
- Who needs to move?
- Increased applications from young singles?
- New services e.g. jam jar accounts
- Good advice needed
 - All change + dual system
- Understanding local landlords
- Impact on finance post April 2012?



Investment

- We get to keep building
- Pressure on finances
 - Voluntary & external
- Cost to consumer & HB bill
- Patchy provision / postcode lottery
- Need for new asset management skills
- Consequences for other investment
- Need new model in 2015



HRA reform

- Excellent news!
- Need tight business planning
- New asset reviews & management strategy
- New internal governance arrangements



<http://www.hraselffinancing.org.uk/>

Public services reform

- A mixed bag
- Potential for service provision?



Customers, communities, business

- Impact of reforms in your housing market
 - Maximising benefits
 - Minimising negatives
- Activities of others in your area
- LA vision
- Financial futures
- Partners of the future





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