



Delivering a Vision for Housing

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WALKER
MORRIS



Overview of Walker Morris LLP

Strong public sector practice

- recognised specialism in local government, housing and procurement.

Full range of additional specialisms including;

- corporate, banking and finance, real estate, planning, tax, employment and pensions.

Ranked by independent assessors among the top UK law firms.

Lawyers recognised independently as leaders in their fields,

Over 500 staff including 48 partners and a further 300 lawyers

Single site firm working nationally.



Delivering Housing: models in use

- HRA new build
- Development agreements
- Lease back vehicles
- HCA direct commissioning
- Authority loans to Housing Providers
- Joint ventures:
 - Contractual
 - Corporate
- Special Purpose Vehicles
 - Housing Delivery
 - Housing Services

Joint Venture vs Wholly Owned Subsidiary

Joint Venture

- Two parties putting something in and getting something out
- Share of risk and reward
- Procurement?

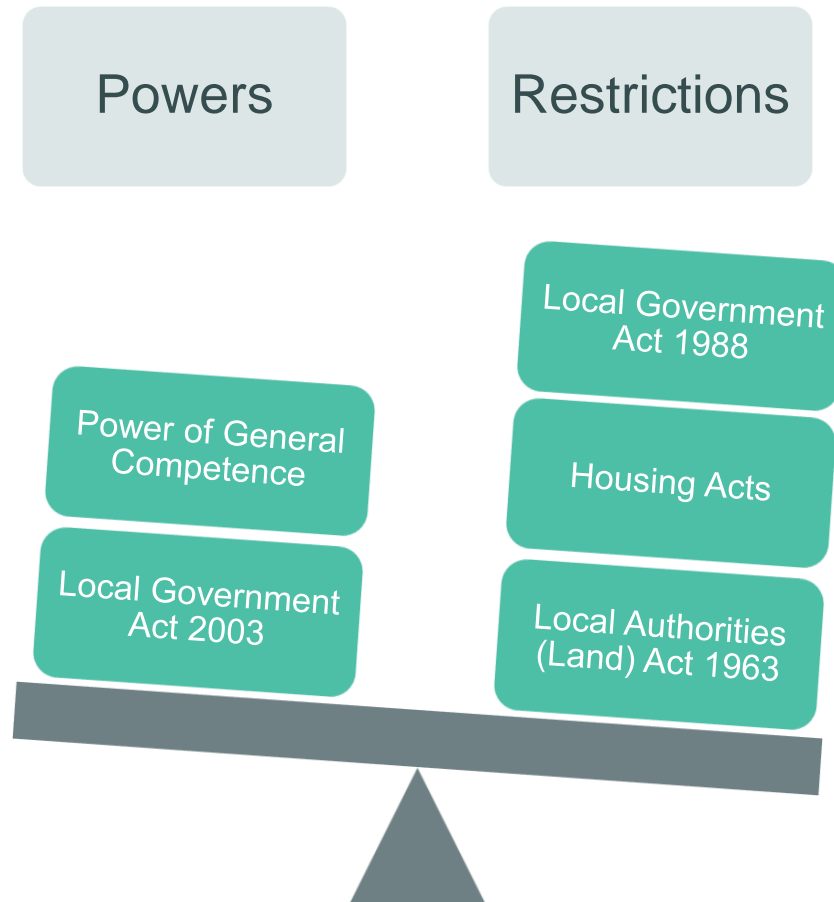
Special Purpose Vehicle

- Wholly owned
- The Authority alone is putting in and getting out
- Sole risk and reward
- Procurement?

Do you need a new delivery structure?

- What is driving the review?
- Who will services or housing delivery be provided for?
- Do you expect to procure?
- How much control does the Authority want?
- What resources will the Authority provide?
- What inputs are needed from others?
- Market appetite?
- Do you have an existing Company you can use?

Have you got the power to set up a Company Structure?



Procurement

Will there be a contract with the Authority?

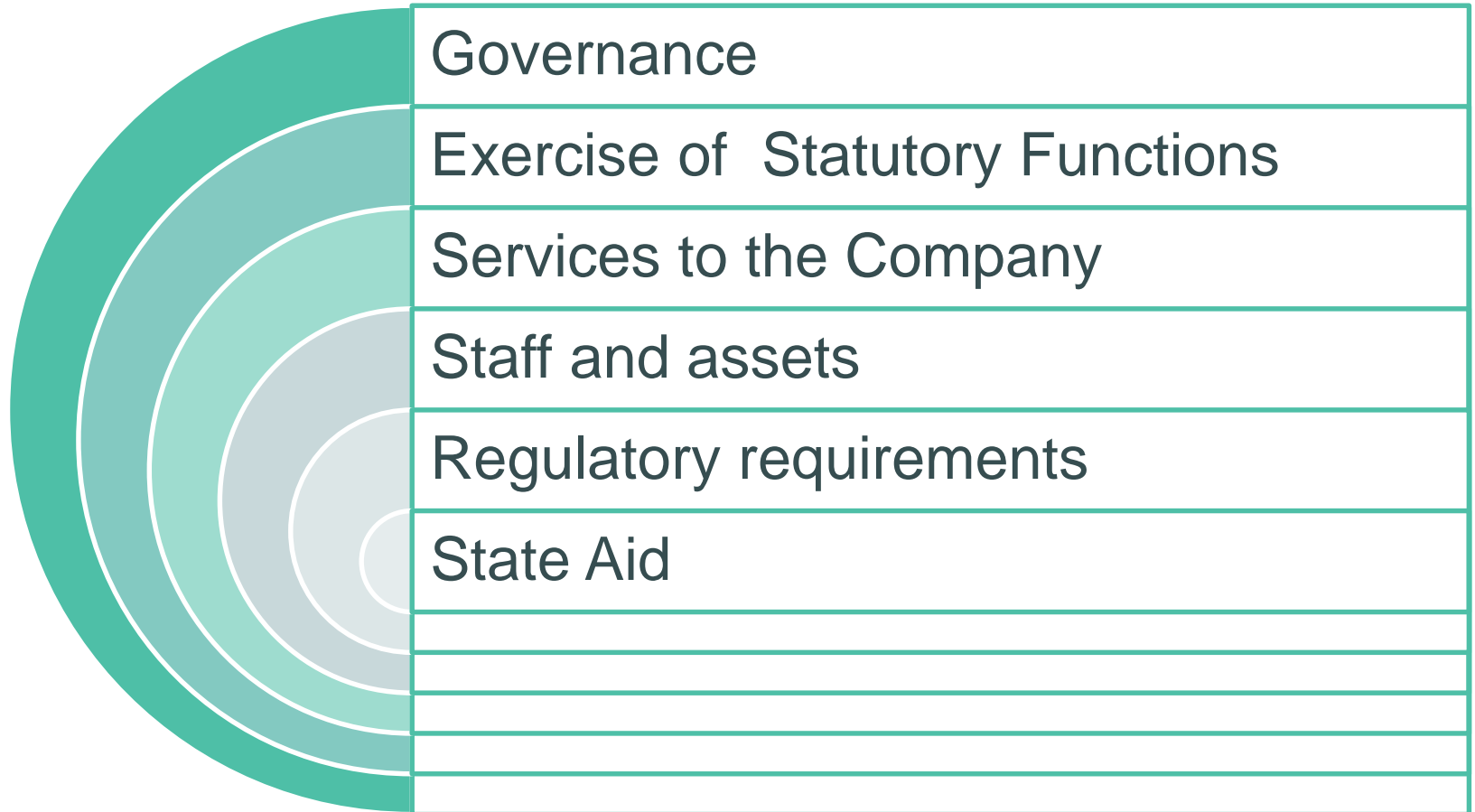
- Building new homes
- Managing houses for the Authority
- Repairing
- Services for others

Does it need to be able to have direct awards from another public body?

Teckal compliance?

- Does the Authority have enough control?
- Will there be any other party involved in the Company
- Will it work for anyone else
 - 80:20

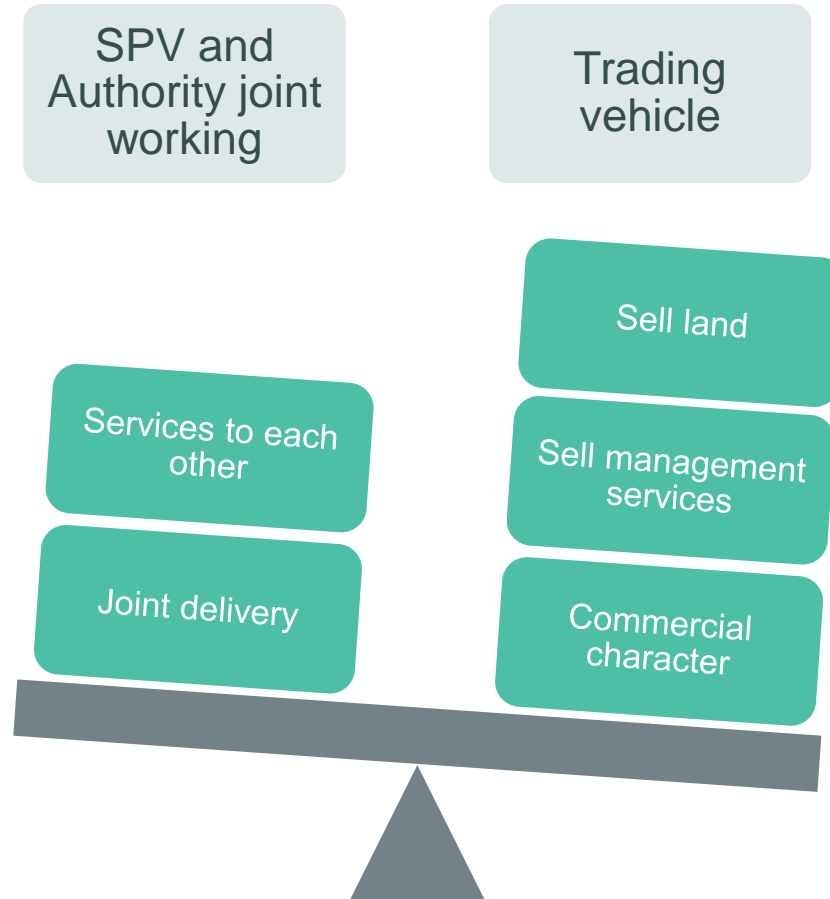
Other Issues

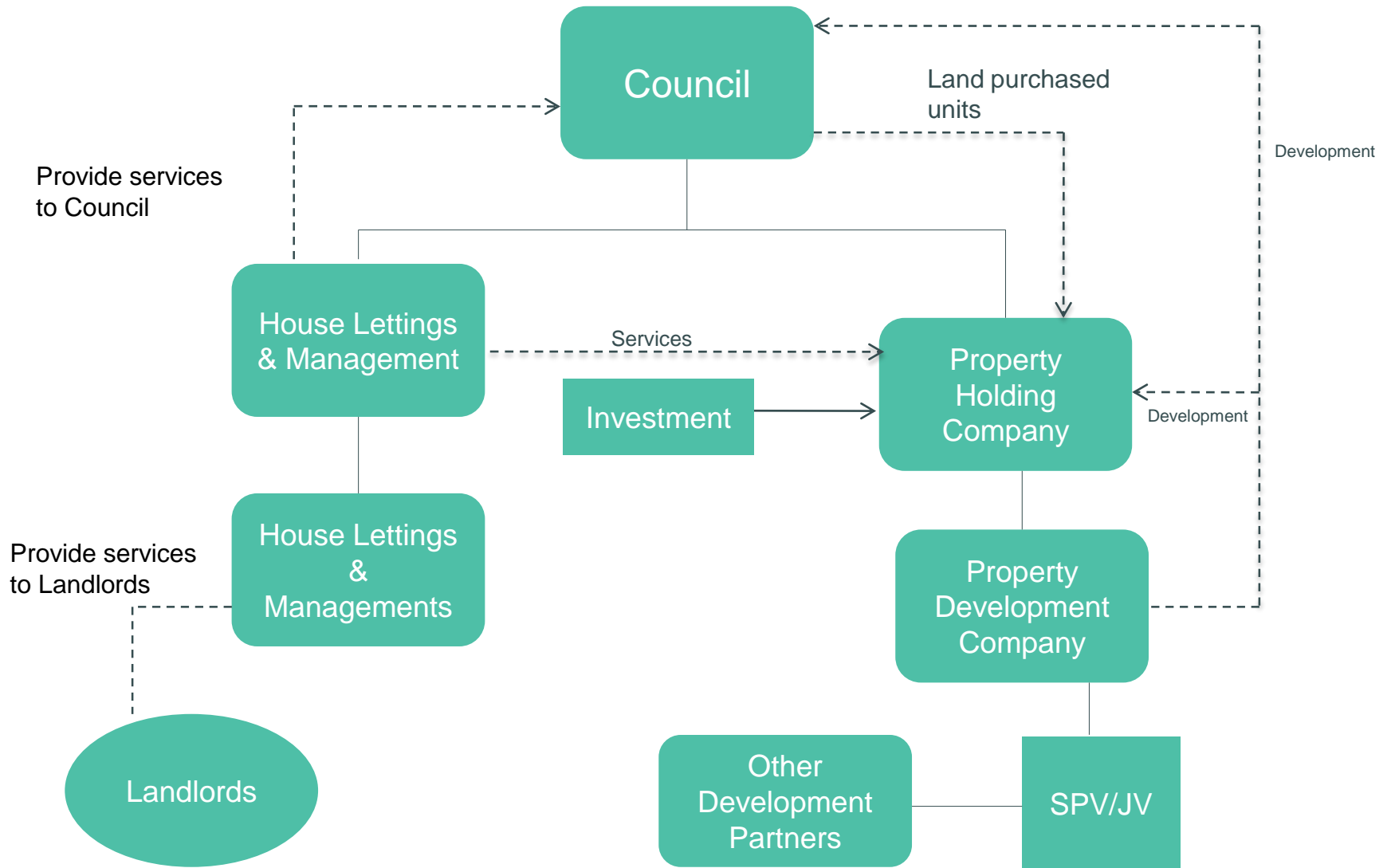


What are your objectives



Balancing the objectives





Local Authority Case Study



The Housing and Planning Act 2016

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