



SHERP: Workshop to inform investment in the community housing sector

Questions and answers, 14 January 2021

About this document

On 14 January 2021, the community housing sector (registered and non-registered providers) was invited to take part in a workshop to help inform the design of qualitative tender criteria for construction and refurbishment works for community housing assets under the Social Housing Economic Recovery Package (SHERP).

This document summarises the key questions and answers from the workshop.

Question	Answer
Will the Department consider an extension to the maintenance grants timeline which was release just before Christmas and closes on 1 February 2021, and therefore falls completely within the holiday period?	An extension to the maintenance grants timeline is not being considered.
Can we please have greater clarification on the refurbishment workstream? Is this purely a full refurbishment with tenant relocation during works or can this also be planned maintenance with tenant in sit?	The works will need to meet the definition of a 'Refurbishment': extending the useful life and improving the function of the home beyond its original state. The refurbishment can occur with the tenant still located on the premises; however, the respondent will be required to demonstrate how this will be managed. We can't have kitchens and bathrooms being renovated with a tenant still located onsite with no access to toilets or kitchen facilities.

Question	Answer
Is financial support available to assist with cost of detailed design criteria?	No financial support will be provided in preparing the submissions. Communities will limit the documentation required where possible so not to create a financial burden on the respondent.
Would there be an opportunity to look at past funding criteria, what worked/what didn't work, etc?	Yes, the Social Housing Investment Package (SHIP) tender document was used as a basis for the consideration of this procurement process. This procurement process is unique as it is broader and considers numerous housing providers.
The cost of construction is higher in regional WA. Is there a weighting to account for this?	Yes, we acknowledge that in some areas such as the North West the construction costs are significantly higher. This will be taken into consideration through the process.
Will there be a set date for closure of new build applications, or will we be able to put forward projects over an open time period?	Set date due to the project timelines and competitive nature of the process.
As a non-registered Community Housing Provider, I'm able to demonstrate 60 years of continuous service delivery and high-quality maintenance of aged stock. Our support for our tenants is gold standard. I would be very concerned if registration becomes a hurdle for investment in refurbishing stock in reputable organisations.	Non-registered Community Housing Providers will be eligible to apply.
Will contact details be made available to group participants for the facilitators please?	Queries can be directed to housingstimulus@communities.wa.gov.au .