



SHERP: Workshop to inform investment in the community housing sector

Participant input, 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).

Workshop participants were separated into groups to capture their thoughts on how the criteria could be designed. The responses have been collated and are summarised in the following table while ensuring that the original intent of the information captured was maintained as closely as possible. The group acknowledged that there is a degree of crossover between the responses provided to the questions.

Qualitative Criteria Considerations	How could this be considered?	What evidence could be provided?
Value for money	Economic and social benefits of providing housing to people. Financial contribution made by the organisation.	Demonstrate how respondent's model supports specific vulnerable cohorts.

	<p>Employment benefits from the refurbishment or new build projects.</p> <p>Economic benefit of the investment.</p> <p>How the financial investment will extend the life of the asset.</p> <p>How the investment will improve sustainability and reduce ongoing cost of living.</p> <p>How the asset will be fit for purpose and aligned with community expectations (e.g. shift from groups homes to independent living).</p> <p>Ability to increase the life of an asset.</p> <p>How the investment can respond to community need and demand.</p> <p>For refurbishment works, that the property is not prime for development or alternative use.</p>	<p>Provide evidence of community needs and demands (e.g. waitlist data).</p> <p>Evidence of successful tenancies and approaches.</p> <p>Age of asset.</p> <p>Demonstrate benefits of providing people with housing and support services (e.g. overall cost savings to government).</p> <p>Alignment with government and sector strategies (e.g. how services are required to be delivered and the design of assets).</p> <p>Demonstrate how the use of assets can be flexible to respond to changing community needs (e.g. assets not defined by a specific cohort or program).</p> <p>Development yield.</p>
<p>Demonstrated need</p>	<p>Identify the specific cohorts of people needing support in specific locations across Western Australia.</p> <p>Identify whether existing stock meets current standards (e.g. Specialist Disability Accommodation build requirements).</p> <p>Based on government demand data for where housing need is greatest.</p>	<p>Current status of property (e.g. maintenance needs).</p> <p>Statistics of vulnerable cohorts in specific areas.</p> <p>Personal stories as specific data isn't always captured.</p> <p>Level of available rental housing in an area.</p> <p>Type of housing required.</p> <p>Unmet needs register (real estates, agencies and service providers).</p> <p>Waitlist data across public housing and community housing.</p>

	<p>Linked to the WA Housing Strategy objectives and the State Disability Strategy objectives.</p> <p>Quality and source of data – robustness.</p> <p>The demand is broad across the sector, each submission needs to identify the relevant gap in supply.</p>	<p>Age of asset.</p> <p>Assets that allow for flexible use across programmes.</p> <p>Independent evidence of unmet need.</p> <p>Provide a rental/investment forecast.</p> <p>Single dwellings in line with housing first model.</p> <p>Connections Week event homelessness data.</p> <p>NDIS forecast demand data vs current supply data.</p> <p>From SHIP (Specialist Homelessness Information Platform) to SHOR (Specialist Homelessness Online Reporting) homelessness data.</p> <p>Market analysis of the social and general market.</p> <p>Population growth statistics to inform where the assets are needed.</p>
<p>Progress towards shovel readiness</p>	<p>Different criteria are required for new build and refurbishment projects.</p> <p>Quality of business case or feasibility assessment.</p> <p>Status of project (is there a design/plans has a Development Approval been obtained).</p> <p>Status of collaboration with government (e.g. local and state) and private organisations.</p>	<p>Existing plans/designs.</p> <p>Demonstrated experience in obtaining development approval (DA).</p> <p>Existing strategic planning that demonstrates investments are a strategic priority.</p> <p>Demonstration that quality assurance (QA) has been completed.</p> <p>Community consultation.</p> <p>Feasibility study.</p> <p>Project Plan.</p>

		<p>Land titles.</p> <p>Local Government Areas (LGA) approvals.</p> <p>Work method statements which demonstrate how the project will be completed on time.</p> <p>Risk management strategies.</p> <p>Agreements with private organisations or local governments.</p>
<p>Capacity to manage additional accommodation</p>	<p>Capacity to deliver ongoing services with ongoing funding.</p> <p>Quality of strategy/plan for alternative accommodation.</p> <p>Sustainability of organisation.</p> <p>Contractual arrangements and agreements with government.</p>	<p>Evidence of organisational capability/capacity.</p> <p>Demonstrate success by evidence of previous projects.</p> <p>Resource and operational capacity to be specifically detailed (e.g. tenancy managers/portfolio ratio, strategic asset management plans).</p> <p>Organisational size and employee capabilities.</p> <p>Number of properties already managed by organisation.</p> <p>Demonstrate adequate operational expenditure capacity.</p> <p>Identified supplementary capital expenditure by the applicant.</p> <p>Community housing registration audit outcomes may show the capacity for organisation to expand if good systems are in place.</p>
<p>Other considerations</p>	<p>Innovation.</p> <p>Regulated organisations.</p>	

	<p>New build fits within core business of the Community Housing Provider.</p> <p>Sustainability (e.g. energy rating and universal design).</p> <p>Ability to manage long term costs (not just initial).</p> <p>Historical asset management to demonstrate organisational capability and capacity.</p> <p>Funding to go to both small and large providers.</p>	
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