

Senate Community Affairs Committee
ANSWERS TO ESTIMATES QUESTIONS ON NOTICE
FAMILIES, HOUSING, COMMUNITY SERVICES AND
INDIGENOUS AFFAIRS PORTFOLIO
2011-12 Additional Estimates Hearings

Outcome Number: 2

Question No: 114

Topic: Social Housing

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Senator Payne asked:

Please provide the terms of reference for the Review of Social Housing that is being undertaken by KPMG.

Answer:

The terms of reference for the Social Housing Initiative Review are provided below.

Scope: The review will examine and analyse the contribution of the Social Housing Initiative (SHI) (to date) on social housing supply; its impact on disadvantaged groups (particularly homeless); and the impact on the building and construction industries. It will also identify areas of innovation and good practice that emerged during the process, as well as barriers to more effective or efficient implementation. While the review will document differences in approach between States and Territories, it will not include a comparative analysis of State and Territory performance.

Specific areas to be examined are:

1. Impact on the social housing system

- a) Growth: investigate the extent to which the social housing sector has grown and is predicted to grow as a result of the SHI. This will include the direct and indirect leveraging of government capital investment achieved, or predicted to occur.
- b) Refurbishment: investigate the extent to which refurbishment outcomes were achieved, in terms of both supply and location of stock.
- c) Procurement: identify the approaches used and the advantages or disadvantages.
- d) Planning: identify the approaches used and the advantages/disadvantages.
- e) Regional Delivery: assess the specific impacts of the program in regional areas.
- f) Innovation: identify where innovation or streamlining in areas including planning, procurement, refurbishment, financing, built form or governance were achieved and evaluate their impact on the quality and quantity of social housing provided under the SHI. In addition, identify key factors that negatively impacted the speed, effectiveness or efficiency of the SHI and assess to what extent these impeded SHI outcomes.

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g) Strategic Reform: identify ways in which the SHI has contributed to developing the capacity of the community housing sector to take on more diverse roles, including property development, financing, construction, as well as contributing to developing the capacity of government to facilitate and support this. This would include identifying the ways in which the initiative strengthened the financial capacities (and balance sheets) of community housing providers, thereby providing a platform for ongoing growth in social and affordable housing.

h) Ongoing budgetary impacts: assess the current and projected budgetary impact of the SHI funding on State and Territory and not-for-profit sector housing providers and relevant private sector operators.

2. Impact on clients

a) Tenant Profiles: examine the mix of tenants who were housed and the extent to which this met expectations set out in the National Partnership Agreement. Key elements to be considered here are the outcomes for homeless people, Indigenous people, seniors and people with disabilities.

b) Demand: examine the effect of the SHI on social housing waiting lists and waiting times for people with high housing needs.

3. Impact on the building and construction industry

a) Employment Outcomes: investigate the employment outcomes that have been achieved.

b) Construction Industry Support: identify the support provided to the construction industry due to the SHI, including an examination of the potential implications had the initiative not been undertaken.

c) Complementary Contributions: investigate how the contributions of State and Territory governments and the non-government sector influenced the outcomes of 1 (a) and (b) above. For example, the impact on broader housing supply, developer access to finance, land, etc.

d) Design: investigate the extent to which universal design and energy efficiency principles, including Australian Standard for Adaptable Housing AS4399-2995, Class C, were incorporated into SHI housing design and their impact on the quality and quantity of social housing provided under the SHI and the construction challenges encountered in meeting these requirements.