



Standing Committee on Health and Community Wellbeing

Inquiry into Annual and Financial Reports 2022-2023

ANSWER TO QUESTION ON NOTICE

Asked by Mr Mark Parton MLA:

Reference: Hearing on 15 November 2023, Annual Report of Community Services Directorate

In relation to: Growing and Renewing Public Housing

- (1) Of the 218 properties demolished for redevelopment how many properties will be constructed in their place and what is the comparison of dwelling for dwelling?
- (2) What has been the total dollar figure of stock sold?
- (3) Noting the \$386.9 million reinvested, taking away the 65.8 for purchasing land sites, 235.1 for construction and 83.2 for purchasing dwellings there is a remainder of 2.8 million. What will this money be used for?
- (4) At what stage of construction are tenants offered a property and leases signed for these properties?
- (5) What is the average time of construction completed to tenants moving into new properties?
- (6) Are all properties held by Housing ACT or are some properties provided to community housing providers?
 - (a) If provided to a CHP how are these properties chosen?
 - (b) How are CHP's chosen?

Minister Berry: The answer to the Member's question is as follows:–

- (1) Of the 218 properties demolished as of 30 June 2023, a total of 476 dwellings are forecast to be delivered across these sites.

The below table indicates the number of sites where properties have been demolished and the number of new replacement dwellings on that site.

Total sites	Replacement Dwellings for Dwellings demolished
49	1 for 1
75	2 for 1
11	3 for 1
6	4 for 1
4	5 for 1
13	5 for 2
1	5 for 4
5	6 for 2
1	6 for 1
2	7 for 1
1	7 for 2
1	7 for 3
1	8 for 3
1	9 for 2
1	9 for 4
1	9 for 5
1	10 for 4
1	21 for 6

Note – These statistics include 217 demolitions associated with properties already completed or currently under construction/under contract on 175 sites. Additionally, 1 site has been demolished, but is yet to enter redevelopment contract.

- (2) Stock sold to reinvest into the Growing and Renewing Public Housing Program has yield \$386.9 million in net revenues (\$397.5 million gross sales) between July 2019 and June 2023.
- (3) The \$2.8 million noted in the question is carried over and used to fund the Growing and Renewing Public Housing Program the following year.
- (4) Whilst tenants relocating may be shown build plans or examples of new building products as part of their engagement with their Tenant Relocation Officer, a property offer is only made when the construction is fully complete and turn-key ready. Tenants then have time to consider this offer and book in a tenancy sign up that best suits the tenants' availability within 7 days of the property offer acceptance.
- (5) The average time of construction completed to tenants moving into new properties, since the start of the Program is 24 days. However, since 2019-20, the average time has consistently trended downwards from 37 days in 2019-20 to 16 days in 2023-24 YTD, showing the construction completion to allocations process has become more effective as the program has progressed.
- (6) All properties sit under the custodianship of the Commissioner for Social Housing, with Housing ACT utilising the majority of the housing stock as public housing, and the remainder being offered to CHPs and other service providers, usually under a lease agreement.

The Growing and Renewing Public Housing Program is constructing new homes for the Housing ACT stock portfolio. As homes are completed, they are allocated to tenants through the allocations process. At any stage during the lifecycle of the property the dwelling may become managed by a CHP per the below process. Homes constructed under the Growing and Renewing Public Housing Program are not being specifically designed for a CHP, however all are designed to be either Class C adaptable or Liveable Gold standard.

- a. Providing a property to a CHP in normal circumstances, under a standalone head lease for example, would require the Housing ACT Relationship Manager to work closely with the CHP or service provider to identify specific housing needs. The Relationship Manager then works with Housing ACT's Allocations Team to determine what stock is available to meet these needs.

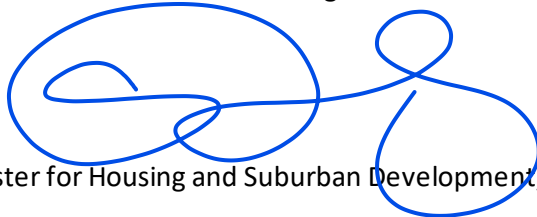
Where a specific need cannot be addressed through the available vacant stock, the Relationship Manager would work with the Infrastructure Delivery Team to determine if new construction or a purchase of a property could address this need.

Additionally, there would also be special circumstances whereby a particular property would be provided to a CHP or service provider, depending on the situation at hand. These are infrequent and dealt with on a case-by-case basis.

- b. For larger CHPs such a Havelock Housing Association and St Vincent de Paul – where large complexes with onsite services are on offer such as Common Ground, a procurement process is undertaken. For smaller service providers, the client is matched with the specialist provider and a property would be offered with a head lease agreement is put in place.

Approved for circulation to the Standing Committee on Health and Community Wellbeing

Signature:



Date: 06/12/23

By the Minister for Housing and Suburban Development, Yvette Berry MLA