



Community Housing



Regulation for the Future

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Principal Policy Officer

Playing our part in building better communities for Western Australia



 Why go down the path of Regulation?

 How will Regulation be implemented?

 Registration Criteria

 Registration Process

 Maintaining Registration

 Questions ?????

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Why Regulate?

State Budget Allocation of \$210 million over 4 years
conditional upon:

- ✓ Targeted Growth strategies & capacity to deliver
- ✓ Capital cost savings & Equity contributions
- ✓ Impact the Public Housing Wait List
- ✓ Effective Regulation



Why Regulate?

Current situation

No.Units	No. of Agencies	Total Units	% of Total Units
100 >	7	1786	36.5%
50 – 99	12	831	17.0%
20 – 49	33	1022	20.9%
10 – 19	45	608	12.4%
< 10	144	645	13.2%
Totals	241	4892	100.0%

- Variety of funding agreements based on legal obligations not Performance Outcomes
- Sustainability of Public Housing Vs. Potential financial, taxation and social benefits of the CH Sector
- Need for Business Improvement strategies & Sector Development



How to Regulate?

Legislative Vs. Administrative

- Vic, SA & Qld - legislated systems, NSW in 12 months
- WA - administrative system → Legislation (Housing Act)
- Administrative system – ‘road test’



Department of Housing and Works
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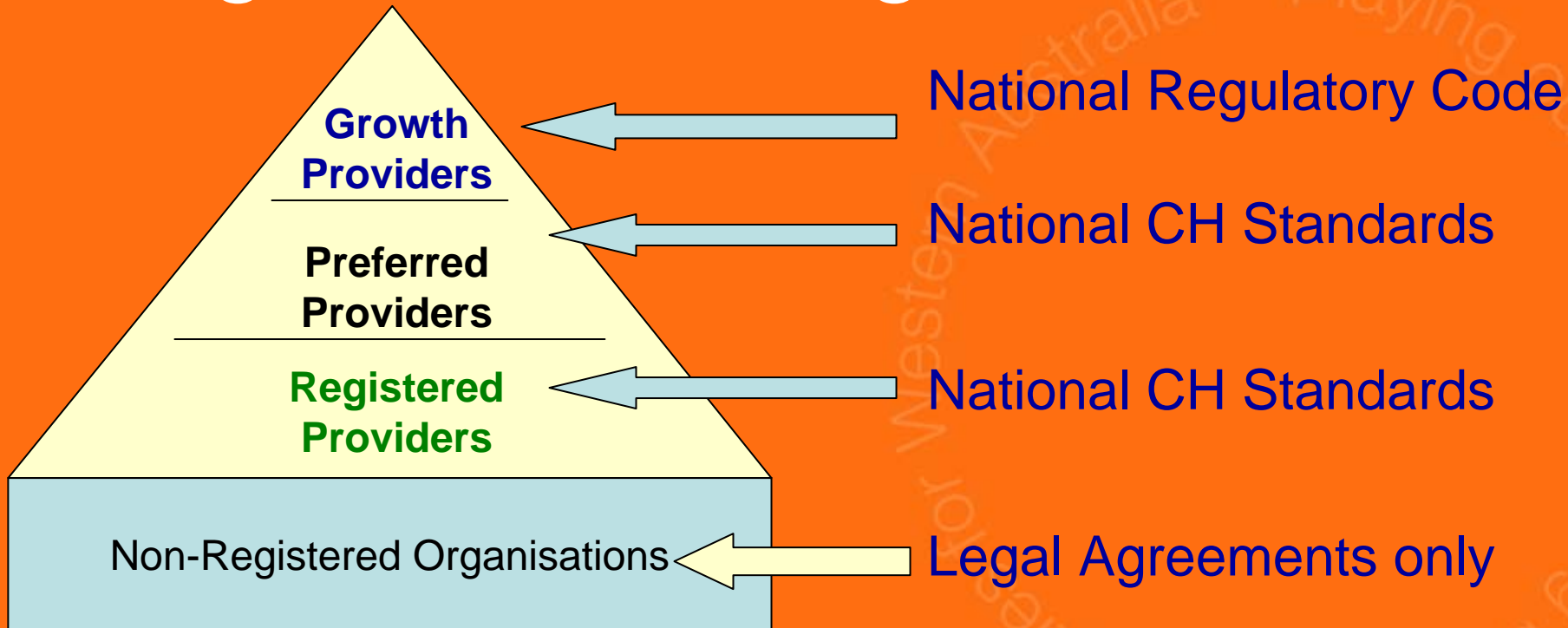
What will Regulation look like?



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Registration Categories





Registration Criteria

Growth Providers

- Registered NFP Company, ITEC, with PBI and DGR status
- 500+ properties with strong, reputable management
- Constitution dedicated to social housing with appropriate wind up clause
- Strategic long-term plan for growth of social housing
- Compliant with the **National Regulatory Code for Growth Providers**
- Participate in common waitlist and allocation policy with DHW



Registration Criteria

Preferred Providers

- NFP Inc., Church or Local Gov body – 100+ Properties
- Specific target group or geographical area and receive ongoing property or funding allocations
- Reports specific to Community Housing funded properties
- Comply with National Community Housing Standards
- Business Plan - future direction, financial sustainability, surplus funds



Registration Criteria

Registered Providers

- NFP Inc., Church or Local Gov body – no specific property number
- Specific target group or geographical area – no regular allocation
- Reports specific to CH funded properties
- Comply with National Community Housing Standards
- Business Plan and a Succession Plan



Registration Criteria

Provisional Registration

Growth or Preferred Provider Applicants only



- Temporary
- Conditional
- Timeframe

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Non-Registration

Registration is NOT compulsory

Continue to manage existing housing

No further funding = no growth = no surplus

Required to meet funding conditions

Compliance Review against funding agreements

Can apply for Registration when ready

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National Community Housing Standards

7 CORE STANDARDS

- Tenancy Management
 - Asset Management
 - Tenants Rights & Participation
 - Working with the Community
 - Governance & Organisational Management
 - Management Systems
 - Human Resources



National Regulatory Code

9 OUTCOMES

- Outcomes for taxpayers and the community
 - Outcomes for tenants and applicants
 - Outcomes for the industry



Key Differences

- National Regulatory Code is aimed at higher level outcomes for social housing

Including:

- Project management
- Contract management
- Property development
- Investment management
- Commercial risk management



Registration Process

1. Calls for Application (will be staged)
2. Applications assessed by RCU
 - May includes a site visit a property inspections
3. Assessment Report issued to Organisation
 - Opportunity to respond/liaise with RCU
4. Assessment Report submitted to Registrar for decision



Registration Process

- Applications for Registration will be ongoing
- Calls for Registration will be staged
 - Workshops will be available in Regional areas
- Registration decisions are appealable

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Appeals System

Providers have the right to appeal in relation to:

- Registration decisions.
- Compliance Review recommendations and decisions.

Level 1 Appeal – Review by 2 Senior Officers

Level 2 Appeal – Independent Appeal Panel



Maintaining

Registration

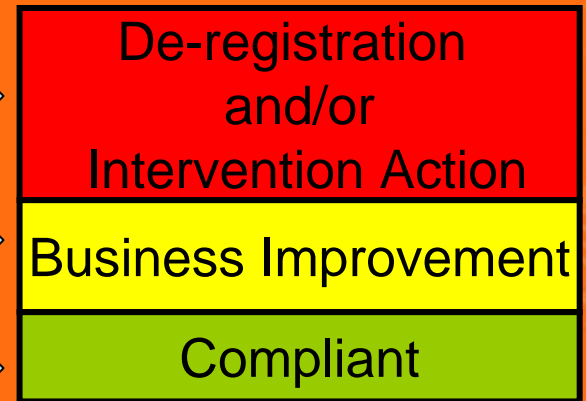
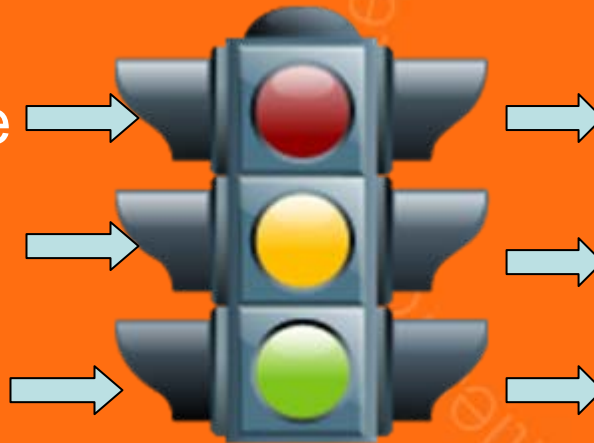
Compliance Reviews

Traffic Light Assessment

National Regulatory Code

National CH Standards

Funding Agreements



Every 3 Years



Role of CHCWA

- Code of Practice registration will be recognised in the Registration assessment
- CHCWA has been contracted to provide additional training and support to the sector during this transition.
- Workshops on Regulation to be held in Regional Areas



Department of Housing and Works
Government of Western Australia



Regulation and Compliance Webpage

dhw.wa.gov.au

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