

LEGISLATIVE COUNCIL
Question On Notice

Thursday, 19 October 2023

1734. Hon Dr Brad Pettitt to the Minister for Agriculture and Food representing the Minister for Housing

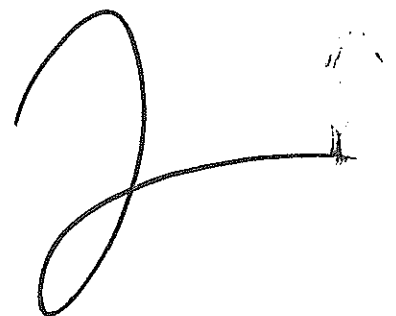
I refer to the announcement of the 2 billion Social Housing Accelerator Fund on 17 June 2023 that was subsequently passed as part of the Housing Australia Future Fund package in Federal Parliament on 14 September 2023, and I ask:

- (a) has Western Australia received its distribution from the Social Housing Accelerator Fund and how much was that payment;
- (b) did Western Australia provide a draft Implementation Plan to the Commonwealth for approval by 1 August 2023;
- (c) if not, why not;
- (d) please table the draft implementation plan;
- (e) did Western Australia provide its final Implementation Plan to the Commonwealth for approval by 30 September 2023;
- (f) if no to (e), why not;
- (g) please table the final implementation plan;
- (h) how much of Western Australia's distribution from the Social Housing Accelerator Fund has been allocated in the implementation plan for:
 - (i) direct provision of funding for new social housing, renovations or refurbishments of existing dwellings that are currently uninhabitable or by expanding existing programs by the State;
 - (ii) the purchase of new build properties or the conversion of nonresidential properties where it increases both social housing and total housing stock;
 - (iii) extensions or additions to social housing to expand bedroom capacity in remote and discrete communities;
 - (iv) partnering with and/or direct funding to Community Housing Providers; and
 - (v) partnering with and/or direct funding to entities whose primary purpose is to improve housing outcomes for Aboriginal and Torres Strait Islander people; and
- (i) how many additional social houses does the government anticipate will be build using federal funding from the Social Housing Accelerator Fund?

Answer

(a) – (i)

The Social Housing Accelerator Payment Agreement was recently published by the Federal Government. See tabled paper No #####.

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Social Housing Accelerator – Implementation Plan – Western Australia

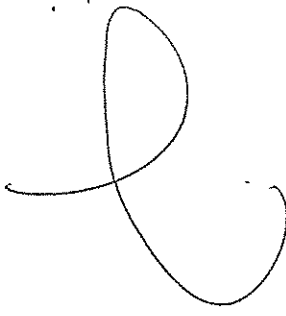
Existing commitments – Any programs or projects to increase the social housing stock over the term of the FFA schedule that were already committed, planned or announced prior to 15 June 2023.

The State Government is committed to delivering greater housing diversity and increased supply of social and affordable housing throughout Western Australia and is continuing to invest record amounts in line with this commitment. The State Government is investing a record \$2.6 billion across housing and homelessness measures in Western Australia including the delivery of 4,000 new social homes and undertaking maintenance and refurbishments to many thousands more.

Through this record investment the State Government has already added more than 1,600 social homes have been added since 2021-22, with more than 1,000 more currently under contract or construction. We are also undertaking maintenance and major refurbishments to our aging housing stock to ensure those dwellings can continue to house vulnerable Western Australians now and into the future.

2023-24 WA State Budget Overview - Investing in Housing | Western Australia State Budget (ourstatebudget.wa.gov.au)

Program: Investment in social housing new dwellings					
Estimated number of dwellings	Estimated cost	Estimated completion date	Delivery method	Link to announcement (if public)	Additional comments
4000	\$2.6 billion total investment across housing and homelessness measures.	30 June 2027	New builds, spot purchases, grants, and industry partnerships.	State Government housing reforms deliver over 1,300 social homes Western Australian Government (www.wa.gov.au)	
Program: Refurbishment program					
Estimated number of dwellings	Estimated cost	Estimated completion date	Delivery method	Link to announcement (if public)	Additional comments
Refurbishment works at least 2440 ageing housing stock	\$2.6 billion total investment across housing and homelessness measures.	30 June 2027	Refurbishment	State Government housing reforms deliver over 1,300 social homes Western Australian Government (www.wa.gov.au)	



New commitments – Programs or projects to permanently increase the social housing stock over the term of the FFA schedule using the funds provided via the Social Housing Accelerator payment.

Program: Accelerator Investment in social housing new dwellings						
Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/households	Estimated effect on social housing wait times*	Delivery method and mechanism	Additional comments
265	<p>Year</p> <p>23-24 \$6,496,625</p> <p>24-25 \$24,302,838</p> <p>25-26 \$56,481,797</p> <p>26-27 \$51,920,618</p> <p>27-28 \$19,798,122</p> <p>Total \$159,000,000</p>	All new dwellings will be completed and occupied by 30 June 2028	265	Delivery of these new dwellings is estimated to reduce the median state-wide wait time for newly allocated households for priority applicants.	<ul style="list-style-type: none"> To accelerate the delivery of housing projects, the State Government has or will: <ul style="list-style-type: none"> established a Call for Submissions for Social Housing that invites submissions from the property and construction industry to help us deliver liveable and sustainable grouped and multiple dwelling residential developments for social housing in Perth or regional Western Australia. Releasing Call for Submissions that target additional Social Housing to be provided through the Community Housing and Local Government sectors. Established and refreshed State-wide Housing Construction and Refurbishment Builders Panel to build on Communities owned land. Currently consisting of 85 small, medium, and large companies from across WA. Establishment of the panel means new construction and refurbishment projects can now be rapidly contracted as building companies appointed to the new panel are pre-approved to build social housing. introduced a range of reforms and programs to build the capacity of WA's rental market and increase housing supply, such as the pilot Housing Diversity Pipeline program and initiatives to promote build-to-rent developments. <p>All dwellings procured with this funding will be new dwellings that have not been lived in and increase the total dwellings in the State; and may include a range of joint state/territory funded, Community Housing provider and or other commercial partners arrangements.</p>	Delivery methods include a competitive process and/or independent value for money assessment, therefore project details will only be available once the process is complete.
Program: Accelerator Refurbishment						
Estimated number of dwellings	Estimated cost	Estimated completion date	Estimated number of people/households	Estimated effect on social housing wait times*	Delivery method and mechanism	Additional comments
333	<p>Year</p> <p>23-24 \$658,551</p> <p>24-25 \$5,102,805</p> <p>25-26 \$18,102,519</p> <p>26-27 \$20,279,535</p> <p>27-28 \$6,056,590</p> <p>Total \$50,200,000</p>	All refurbishment works will be completed, and properties occupied by 30 June 2028	333 households	The return to service of these dwellings is estimated to reduce the median state-wide wait time for newly allocated households for priority applicants.	Communities delivered, utilising Head Maintenance Contracts, Public Tenders and existing or new Builder Panel procurement arrangements. Capital Grants to the Community Housing sector will also be considered.	This program will refurbish unoccupied stock that is unable to be tenanted and return it to service to house vulnerable Western Australians.

Summary of all programs/ projects (including existing programs)

	Estimated number of dwellings	Estimated cost	Estimated number of people/households housed	Estimated effect on social housing wait times*
Total	4265 new dwellings 2773 refurbishments	\$2.809 Billion	At least 12,000 people.	The combined impact of investment in Social Housing is will mitigate some of the increased pressure on the priority waiting list, and overtime will lead to a reduction.

- * Estimated effect on social housing wait times are *indicative only*. Wait times are impacted by a number of factors including:
- general availability of stock in a location
 - number of applicant households who have applied for that location the type of housing an applicant is seeking (i.e. number of bedrooms, whether it is a seniors' unit)
 - additional housing considerations such as medical conditions, proximity to support networks, and cultural sensitivities.
 - mix of priority vs general applicant households in each location
 - Vacancy turnover in existing stock resulting from tenancies ending
- All the above factors mean that applicant median wait times in particular locations can vary significantly from year to year and will be further impacted by the specific locations that dwellings funded through these initiatives are delivered