

Disability Focus Group
C/- CHCSA
283-285 Payneham Road
ROYSTON PARK
SA 5070

Wednesday, July 05, 2006

Maria Fidge
Acting General Manager
Office for Community Housing
GPO Box 1669
ADELAIDE
SA 5001

Dear Maria,

We are writing this letter in relation to the housing stock inspections that are being undertaken by the department. Some of our members have voiced concerns in the manner in which they are being conducted. The members are receiving letters dated the 3rd July 2006 from Programmed Maintenance Services. The letter is asking that contact details be forwarded to them of the tenants and their contact details. A copy of the letters going out is attached. The following are points brought up at the Focus Group held today the 5th July 2006.

- We acknowledge the need for the stock inspections.
- There is disappointment that the times do not allow the time for correct notice to be given to the tenants.
- Tenants have a range of disabilities ranging from both physical to mental. These tenants may require the tenancy officer or similar person to attend as well for the comfort and piece of mind of the tenant. Some tenants have emotional issues that can be complicated dramatically by having someone that they do not know or are not aware of coming to their home.
- A number of tenants may be attending shelter workshops, part time work etc and may not be at home.
- A number of groups would have conducted their own business on the same day and time to impact as little as possible on the tenants.
- Inspections have already commenced without the correct notice being given to the tenant and in some instances without the prior knowledge of the organisations. The organisations are required under the act to give between 7 and 14 days notice of requiring entry to the property. Section 72 of the Residential Tenancies Act 1995. Due to the time given by Programmed Maintenance Services this notice can not be given.

The Disability Focus Group are asking for the remaining inspections for July be suspended and re scheduled for either later this year or early next year so that the tenants can be notified correctly and that arrangements can be made to minimise the impact on tenants.

Your addressing of this issue as quick as possible would be greatly appreciated by both the tenants and the organisations.

Yours in Co-operation

Ciaran Synnott
EO CHCSA

Alan Moore
Chairperson
Disability Focus Group