



Community Housing Council of SA Inc. (CHCSA)

"The Peak Body for Community Housing Organisations in South Australia"

283-285 Payneham Road, Royston Park SA 5070

Ph. (08) 8362 1022 Fax (08) 8362 1944

E-Mail info@chcsa.org.au Website <http://www.chcsa.org.au>

Weekly E-Bulletin 22/06 - Friday 14th July 2006

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Diary Date for CHCSA Members

The CHCSA wish to advise members that the date for this year's **Country Forum, AGM and Member's Celebration Dinner** has been set for **Friday 27th October 2006**.

The CHCSA will provide further information on this event as it becomes known.

CHCSA "Introduction to Community Housing (ICH)" Course and "Public Information (P.I.) Sessions" ~ Calendars now available

The CHCSA wish to remind Members that the Calendars for both the ICH Course and the P.I. Sessions for the July - December 2006 period have now been confirmed and are available for viewing or downloading from our Website.

Bookings can be made on-line via Education and Training page on our Website.

<http://www.chcsa.org.au/education.htm>

Position Vacant ~ Successful Tenancies Project Officer

The Anglican Housing Association is seeking registrations of interest in the above position which is offered at a .5FTE on the SACS Award Level 2, until 31st December 2006.

Refugee Housing Program in conjunction with Anglican Housing Association seeks to implement a Successful Tenancies Program for tenants. The Successful Tenancies Program aims to support newly arrived families to maintain their home to an appropriate standard. The Housing Support Worker reports to a senior staff member of the Family Centre North Team and works collaboratively with Family Centre North staff and volunteers. The Housing Support Worker will also liaise and co-ordinate with other key government and non-government stakeholders in the region.

Working as part of the refugee and special humanitarian entrants assistance team, you'll be providing practical support to individuals and families whose housing tenancies are at risk. The services you'll be providing will include working with individuals and families, group work, crisis support and advocacy.

You will have experience in working with individuals and families from different cultural backgrounds and understanding of housing tenancies. Some evening and weekend work may be required and you will need your driver's licence. Bi-lingual people are encouraged to apply.

Apart from the enormous job satisfaction, we offer exceptional benefits including salary packaging to increase your take home pay, journey insurance, generous mileage allowance, staff discounts including on child care and training and career opportunities.

Applications close on Friday 21st July 2006. Further information including a Job and Person Specification is available from Sallie Williams at Family Centre North on (08) 8209 5430.

Housing Stock Inspections - Letter to CHCSA from the Office for Community Housing

As a follow-on from the article in the CHCSA E-Bulletin 21/06 (Friday 7th July), the Office for Community Housing has requested that the CHCSA include their letter in this E-Bulletin.

Our Ref: 06GMO/0092

14 July 2006

Evette Johnson
Chairperson
CHCSA
283-285 Payneham Rd
ROYSTON PARK SA 5070

**Housing Policy and Strategy
Office for Community Housing**

Level 1, Riverside Centre
North Terrace
Adelaide
SA 5000

GPO Box 292
Adelaide
SA 5001
DX 115

Tel 08 8207 0233
Toll Free 1800 686 366
Fax 08 8207 0150

Dear Evette

www.housing.sa.gov.au
communityhousing@dfc.sa.gov.au

RE: HOUSING STOCK INSPECTIONS

Thank you for your letter of 7 July 2006 regarding the housing stock inspections which the Office for Community Housing is presently undertaking.

As we all acknowledge the stock inspections are a necessary step by which Community Housing Organisations (CHOs) will formulate their maintenance plans under the new Funding Agreement.

Because the CHOs are the acknowledged landlords and act for their tenants, the Office for Community Housing addressed a letter to them as the first point of contact, explaining the process and introducing the firm that would be undertaking the inspections, Programmed Maintenance Services (PMS).

Our letter further explained that the inspections would be carried out in accordance with provisions of the Residential Tenancies Act which requires tenant agreement to gain access to the property *or* fourteen (14) days prior notice of the inspection (Section 72(1)(a), (d) and (e)).

PMS abides by their privacy policy under which they guarantee to destroy all personal information gained during the course of their work, once the inspections have been completed, in accordance with the requirements of the Privacy Act.

In order for the inspections to take place, and for CHOs to abide by the terms of their new Funding Agreement, the inspectors need to know the address of the properties which they are to inspect; and for them to be able to liaise with the tenants and negotiate mutually suitable access times they need contact names and phone numbers. Where this information is not readily available, or where tenants are particularly vulnerable and require assistance during the inspection process, it is the CHO's responsibility as the landlord, to organise the access with PMS.

The timing of the actual inspections is indeed short, as you have commented and this has in part been caused by a difficulty in obtaining a firm to undertake the inspections. However, it has always been intended to undertake these inspections during 2006, as outlined in the documentation accompanying the new Funding Agreement. In fact they should have commenced in March so we apologise for the lateness in their commencement.

What we would ask CHCSA, as the peak body, to do is to publish the letter in their weekly E-bulletin so that all CHO members and tenants can read what has been said and prepare themselves for the inspections. This will give individuals the opportunity to raise any concerns they may have with their CHO who can then assist their tenants.

We further acknowledged that although most tenants will be able to manage an inspection between the hours of 8am and 5pm Monday to Friday there will be exceptions and that in such cases, other arrangements can be made.

Yours sincerely



MARIA FIDGE
ACTING DIRECTOR
OFFICE FOR COMMUNITY HOUSING

Community Benefit SA Funding Application Workshop

The City of Port Adelaide & Enfield will be hosting a Funding Application workshop on Wednesday 9th August 2006.

Community Benefit SA is the Charitable and Social Welfare Fund, which was established under the Gaming Machines (Miscellaneous) Amendment Act 1996. The Government of SA allocates \$4 million per year to assist community organisations, which meet social welfare needs and help South Australian individuals, families and communities in need. This funding is provided in the form of two grant funding rounds each year.

This workshop will provide attendees with;

- information on grants funding in general
- an understanding in Community Benefit SA Guidelines
- tools for preparing an effective funding application

This FREE Workshop will be held at the Port Adelaide Enfield Town Hall, 34 Nile Street, Port Adelaide from 9.30am to 12.30pm.

RSVPs are essential, please contact Lyn Cooke on (08) 8405 6882 or Jody Hardenberg on (08) 8405 6775, or via e-mail to <mailto:lcooke@portenf.sa.gov.au>.

New papers and Research Available

Through regular notices from Infoxchange, the following papers and research is now available for viewing or downloading (*please click Title to take you to link*).

- **Opportunities and Constraints in State Housing Policy** This paper highlights the Tasmanian Government's 'Affordable Housing Strategy' as a case study to illustrate the challenges that confront State housing policy-makers.

The shortage of Commonwealth Government funds for public housing has encouraged State and Territory governments across Australia to develop 'Affordable Housing Strategies' to address the problems that result from the shortage of housing available for low-income households.

However, to date there has been a lack of published research exploring the implications of these affordable housing strategies and their significance as a form of policy intervention. To address this research and to facilitate discussion, this paper highlights the Tasmanian Government's 'Affordable Housing Strategy' as a case study to illustrate the challenges that confront State housing policy-makers.

It is argued that though 'Affordable Housing Strategies' are likely to have only a limited impact in boosting the supply of affordable housing, there is limited scope to address some of the entrenched problems that have undermined previous State and Territory housing policy initiatives.

- **Rental Systems in Australia and Overseas** The Australian Housing and Urban Research Institute (AHURI) has released the second of two papers on rental systems in Australia and overseas.

This is the second of two papers for the project on 'Rental systems in Australia and overseas'. Written by Sean McNelis for the Australian Housing and Urban Research Institute, Swinburne Institute for Social Research, June 2006.

Rental policy is one of the constitutive elements of social housing, along with eligibility/allocations policy and the supply of housing stock. It is critical to the achievement of social housing's objectives.

Within Australia, rental policies and practices have been the centre of much debate over the years. While changes to rental systems over the past 50 years have provided additional rental revenue, once again many social housing organisations, but particularly State Housing Authorities (SHAs), are confronting issues of insufficient revenue to maintain and manage their current stock.

Meanwhile, tenants are confronted with a complex rental system with new issues emerging, including work disincentives and the administrative burdens of the system. Other questions have also arisen. Are current systems appropriate for affordable housing initiatives? Given the diversity of the social housing sector, is a 'one size fits all' approach appropriate? In this policy context, it is time for a more considered review of rental systems and of a more appropriate rental system(s) for social housing in Australia.

<p><u>STAFF</u> Executive Officer - Ciarán Synnott Manager, Admin/Finance/Communications - Maria Demasi Administration Officer - Ante Gajic Senior Policy Officers - Matt Fisher & David Kilner Sector Resource Worker - Philip Studt Spanish Speaking Worker - Domingo Garcia</p>	<p><u>CASUAL TRAINERS AND VOLUNTEERS</u> Casual Trainers – Liz McCarthy, Graeme Gow, Philip Studt Volunteers – Evette Johnson, Renfrey Ansell and Anton Studt</p>
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DIARY DATES

Wednesday 26th July	CHCSA Co-operative's Rep. Forum
Wednesday 2nd August	CHCSA Disability Focus Group Meeting
Friday 4th August	CHCSA Associations' Forum
Tuesday 8th August	CHCSA Northern Forum
Wednesday 9th August	CHCSA Central Forum
Friday 11th August	CHCSA Policy Forum
Saturday 12th August	CHCSA Spanish Speaking Forum
Monday 14th August	CHCSA Hills & Southern Forum

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Disclaimer

CHCSA makes every effort to provide accurate and useful information in its E-Bulletin and other publications but accepts no liability for the use of the material by individuals or organisations. Individuals or organisations may need to seek independent professional advice regarding their specific situation.