



Assessing housing need

Policy name

Assessing Housing Need

References

1	Policy number	
2	Date ratified	
3	Date of review	
4	Reference to evidence guidelines	
5	Responsibility	
6	Links / cross reference to other policies	

Policy statement: direction and intended end result

THC's asset management strategies will be based around an understanding of the needs of both our current tenants and our likely future tenants. In order to assess these needs we will use a variety of evidence sources as appropriate, and will use this analysis to inform the management of current assets and out acquisition and disposal strategies.

Procedures: examples

In this exercise you can look at a number of pieces of evidence. The extent of detail you would go into for this would depend to a large extent on the scale of your operation.

1. The makeup of your current tenants – age, household size and type, level of disability – and its match with your current asset portfolio. For example, if your tenants are mainly single people or couples but your housing is mainly three and four bedroom houses, then this suggests that over time you will want to reduce your stock of houses and replace them with units or townhouses.
2. Feedback from your tenant engagement processes and community – what do your tenants say about their current housing, what would they prefer or like to see changed? What needs are your partner agencies identifying?
3. Information on the makeup of the social housing register for your area – what are the main sorts of households on this list, particularly in the high and very high need categories? What sort of housing is likely to best meet the needs of these households?
4. Broader information about the housing market in your community/catchment area – what is changing, what recent or coming events will have a major influence on the housing situation in your community and how will this impact on the housing needs you are set up to meet? Are there any planning or urban policy changes that might affect your housing provision?
5. If you are a specialist housing agency, particular information about the housing needs of your target group – for instance if your mission is to house people with disabilities you would include specific information about the housing needs of people with disabilities either generally or in your community.

Links to other policies

This would link through to the rest of the asset management policies and especially to strategic asset management.



Example evidence sources

- Housing needs report or
- Housing need data incorporated into your asset management plan.

Links to relevant resources

<p>CHFA has posted some very good resources on asset management. The materials on developing strategic asset management plans include some guidance on needs assessment.</p>	<p>http://chfa.com.au/content/resources</p>
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