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NRSCH Q & A

Performance Outcome 2 – Housing Assets

What is meant by 'place renewal' and Strategic Asset Management Plan?

Place renewal can be summarised as involving co-ordinated activity by a range of government and non-government agencies to improve the physical and social conditions in disadvantaged communities; both large and small scale. Typically it means taking a holistic view about what is required rather than investing in for example one element such as constructing new homes. A place renewal scheme may therefore also include a range of support, health and employment type services for example to increase employment opportunities and address social problems.

Community housing providers may play a variety of roles in place renewal and to some extent this will depend on the opportunities presented. Assessment under the NRSCH will recognise the context in which the provider operates and the scope and scale of its business.

A strategic asset management plan is a higher level document which describes how an organisation will manage its housing stock portfolio in the long term and covers strategic and operational matters. This should include

- A long term portfolio strategy
- Manage the full cycle of properties such as procurement, maintenance and disposal
- Local demographic and housing needs analysis including emerging trends
- Future demand for housing and social support needs of its target group
- Efficient use of assets
- Policies and procedures covering maintenance planning and regular property inspections.

An asset management strategy may include:

- a property register to capture property details, maintenance and capital works, and other financial and tenancy information about a site;
- a condition audit of each component building and structure; and
- an asset management plan.

Source: CHFA website



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Where can we access "housing needs assessment" data?

Can providers get access to waiting list information?

Providers should go to the Queensland Government "Open data" <https://data.qld.gov.au> and find the housing tab to get access to a range of information; including the following:

1. Waitlist, tenancy, dwelling and financial information on public, community and Indigenous housing programs; and private rental market and home purchase assistance provided
2. Property management of the State's buildings and assets including modifications and maintenance to state owned social housing
3. Applications for social housing and households assisted including allocations into community housing
4. Information on vacancy management, tenancing turnaround times, and tenancies in government managed social housing

Source: CHFA website