

Link to South Australia's Strategic Plan Objectives

Improved access to community services and affordable and appropriate housing, particularly for high and special needs sections of the community, will contribute toward the achievement of the following targets:

Objective 1: Growing Prosperity

Strategic infrastructure	Increase investment in strategic areas of infrastructure, such as transport, ports and energy to support and achieve the targets in South Australia's Strategic Plan. (T1.16)
Performance improvement in the South Australian public sector – productivity	Lead the nation in cost effectiveness of government services within 5 years. (T1.18)

Objective 2: Improving Wellbeing

Quality of life	Improve Adelaide's quality of life ranking on the William M Mercer Quality of Life index to be in the top 20 cities in the world within 10 years. (T2.1)
Crime rates	Reduce crime rates to the lowest in Australia within 10 years. (T2.8)

Objective 5: Building Communities

Regional infrastructure	Build and maintain infrastructure to develop and support sustainable communities in regions. (T5.11)
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Objective 6: Expanding Opportunity

Aboriginal wellbeing	Reduce the gap between the outcomes for South Australia's Aboriginal population and those of the rest of South Australia's population, particularly in relation to health, life expectancy, employment, school retention rates and imprisonment. (T6.1)
Homelessness	Halve the number of rough sleepers in South Australia by 2010. (T6.4)
Disability	Increase the number of community-based accommodation options. (T6.5)
Housing	Encourage the provision of affordable housing in the community. (T6.6)
	Halve the number of South Australians experiencing housing stress (people paying more than 25% of their income on rent) within 10 years. (T6.7)

Background

The State Government is responsible for a wide range of housing and community infrastructure, which contributes to the wellbeing of the community. The government faces major challenges in addressing the needs of vulnerable children and families, people with disabilities and indigenous people, particularly those living in remote communities.

The State Government delivers housing assistance through the South Australian Housing Trust (SAHT) – public housing and private rental assistance; SA Community Housing Authority (SACHA) – community housing; Aboriginal Housing Authority (AHA) – Aboriginal housing and private rental assistance; the Crisis Accommodation Program; the Supported Accommodation Assistance Program – crisis accommodation; and Homestart Finance – home purchase finance for low-income households.

The Australian Government provides capital funding through the Commonwealth State Housing Agreement, rent-related income assistance through Commonwealth Rent Assistance, funding through the Supported Accommodation Assistance Program and the First Home Owners' Grant, and indirect assistance through the taxation system (e.g. exemption for capital gains tax for homeowners).

Key features and recent trends of the South Australian market for accommodation are:

- Following significant growth in land and house prices, housing affordability for first home buyers is at a 13-year low, despite low interest rates. Relative to other states, however, South Australia remains more affordable.
- There has been a long-term decline in the stock of low-cost rental accommodation and vacancy rates have been low, particularly at the low-cost end of the market.
- The stock of social housing has fallen from a peak of 64,549 in 1993 to 53,579 in 2004. Social housing services have increasingly targeted those in need, with a high percentage of social housing tenants requiring support and assistance to maintain their tenancies.
- An estimated 7586 people are homeless in South Australia.
- In 2001, 10,051 (or 45%) of low-income home buyers and 27,966 (or 83%) of low income private renters were in housing stress, paying an unaffordable amount of their income on rent. Approximately 12,000 households on social housing waiting lists have special needs, reducing their access to private-rental housing.
- There has been a decline in the supported residential facility and boarding house sectors and the viability of the privately-provided supported accommodation sector is under threat. Additionally, the needs of residents have become increasingly complex.

The South Australian Government works collaboratively with the Australian Government, other state and non-government agencies to explore the potential for the co-location and integration of services to improve access and service outcomes. Such opportunities include the development of prevention and early intervention services, community facilities integrated with transport networks, and coordinated provision of health and community services.

Challenges and Opportunities

Integration of Services

The Department for Families and Communities (DFC), the Departments of Health (DH) and Education and Children's Services (DECS) will work together to better utilise government infrastructure assets. Opportunities for co-location of government facilities will be investigated.

The move towards integration of DFC agencies such as the SAHT, SACHA, AHA, Disability Services and Children, Youth and Family Services (CYFS) will also be considered in future infrastructure investment in regional and metropolitan Adelaide locations.

There is significant value in building the capacity of the community to respond effectively to local need. The State Government aims to use its housing assets and support services and infrastructure to improve the sustainability of communities and the quality and affordability of housing.

The Department for Families and Communities is working closely with the Department of Transport and Urban Planning (DTUP) to develop integrated transport service models, which will provide more user-friendly and readily accessible transport options for vulnerable members of the community.

Strategic Priorities

- Improve community access and amenity by better linking housing to transport infrastructure and services.
- Develop innovative and integrated accommodation and support services for those people requiring assistance to maintain successful independent living in the community.

Housing

The South Australian housing system faces a number of challenges arising from demographic changes, changing community needs and expectations and structural changes in the housing market:

- Targeted population growth to two million by 2050 combined with urban containment strategies will lead to higher residential densities in some urban areas.
- As low income households concentrate in more affordable areas there will be increased pressure on fringe areas and locations with limited infrastructure and services.
- High population/economic growth regions may experience housing shortages while regions in decline will have an oversupply.
- The continued move to deinstitutionalisation.
- Population ageing and the increase in the percentage of single and smaller households.
- An increase in the extent of casual and part-time work and increased workforce mobility.
- Rising community interest in environmentally sustainable housing.

Historically, the State Government has played a significant role in facilitating access to affordable housing, particularly high need housing for disadvantaged groups and people with special needs.

The state's capacity to continue to deliver direct public, community and Aboriginal housing services is constrained by declining Australian Government capital funding, decreasing rental income and increased costs associated with an ageing asset base and accumulation of debt.

A significant proportion of older public housing stock was developed in high concentrations in various metropolitan and regional locations, and limited to a small range of house types now regarded as unsuitable.

The recently released Housing Plan for South Australia seeks to place public housing on a more sustainable footing and to adequately meet the growth in housing need, involving substantial changes to the State Government's role in housing. The government intends engaging the private sector in the development of responses and solutions that increase the supply of affordable housing and high need housing for low-income households. The Australian Government has an important role as a partner to the State Government in this endeavour.

Urban regeneration is a means of addressing adverse socioeconomic outcomes associated with high concentrations of public housing stock in particular areas. However, experience indicates a limited likelihood of market-led regeneration and renewal.

The rate at which large-scale urban renewal can be achieved is constrained by two key factors: the degree to which housing funds are required for non-housing expenditure, such as physical infrastructure and/or infrastructure augmentation (roads, stormwater systems, public service utilities, public open space provision and maintenance); and the costs associated with providing timely, alternative accommodation to relocate existing tenants.

As the social housing system tightens its eligibility to those in need, the acceleration of renewal projects is essential. The increased presence of tenants with complex and high needs will contribute to lower levels of community sustainability and wellbeing (as is already evident in many areas).

Average investment in urban regeneration projects by the SAHT is in the order of \$25 million per annum, and timelines for large-scale urban renewal projects of between 10 and 15 years reflect this relatively modest rate of investment. It is estimated that up to 50% of urban renewal project budgets are committed to land development costs (i.e. civil engineering and physical infrastructure).

Key areas of disadvantage are considered priority areas for coordinated and well-planned infrastructure investment that enables urban renewal to occur.

There is increasing recognition of the need to make future housing and urban design more responsive to changing community preferences and demographic trends including disability access and environmental sustainability design principles. The government is committed to encouraging greater energy and water efficiency, recycling initiatives and other ecologically sustainable development (ESD) technologies. The Lochiel Park model 'green village' will showcase ESD technologies in urban design. By encouraging the greater uptake of ESD principles in residential developments by the private sector, the government will be helping to achieve the sustainability targets of South Australia's Strategic Plan (SASP).

In regions experiencing rapid industry growth difficulties are sometimes encountered in accommodating additional seasonal workers. The State Government will work with the private sector to identify market led responses to seasonal worker accommodation demand.

Strategic Priorities

- Increase housing options and the level of social housing stock available for high need or homeless people, including the development of long-term and transitional accommodation.
- Develop the capacity for new joint ventures between the government, not-for-profit organisations, the private sector and local government to develop new, affordable and high-needs housing and support community aspirations for home ownership.
- Incorporate affordability objectives within the planning system so that the development approval process supports an appropriate supply of affordable and high need housing.
- Accelerate urban regeneration in areas of disadvantage to improve amenity for tenants and expand housing choice.
- Encourage higher-density residential development in appropriate urban areas through planning for land use and infrastructure augmentation.
- Support ageing at home and community-based accommodation options as an alternative to institutional care.
- Promote the development of accessible and adaptable housing that is suitable for seniors and people with disabilities.
- Promote energy efficiency and environmental sustainability in new residential developments.
- Stimulate market responses to housing supply linked to regional industry expansion and seasonal worker accommodation needs.

Disability

One of the main strategic directions of the disability sector is deinstitutionalisation, and with more than 900 people in institutions in this state it will take several years to complete the transition from institutions to community housing.

One of the first major projects, the Strathmont redevelopment project, will move 150 people from the institution into 30 community houses, for a capital investment of \$18.4 million and \$5.3 million recurrent over the next four years.

Minda and Julia Farr Services are both in the process of planning major projects to drastically increase community-based living options.

Strategic Priority

- Complete the transition from institutional to community-based housing facilities providing residential care for people with mental illness and disabilities.

Supported Accommodation

Many people have a compromised capacity for independent living or need support to successfully maintain housing. This is due to a range of factors, but most notably intellectual or physical disability, age-related disability or frailty, mental health conditions, challenging behaviours and complex life problems. These conditions are often found in combination.

The move toward deinstitutionalisation and the growth in supported housing programs has led to an increased demand for individual housing. There are long waiting lists for supported accommodation for people with physical or intellectual disabilities. A comprehensive system of accommodation and support is required that has the capacity to respond to functional need ranging from low to very high, and that provides a variety of appropriate service models. Long-term accommodation and support programs are required to meet government priorities of preventing and reducing homelessness and institutionalisation, improving care to young people under the Guardianship of the Minister for Families and Communities, and preventing the re-entry of offenders into the criminal justice system. Programs include group homes with 24 hour intensive support, individual accommodation with intensive support, individual in-home support and residential aged-care.

Strategic Priority

- Develop innovative and coordinated approaches to address the supported accommodation needs of the homeless, people with disabilities and other high-need groups.

Children, Youth And Family Services (CYFS)

CYFS is undertaking the secure care redevelopment project, which is to review how all secure care services are provided. Options for the replacement of the Magill Training Centre will be investigated. The replacement and/or redevelopment of Cavan Training Centre will be considered in the context of the overall development requirements for secure facilities state-wide.

The model for service delivery will evolve over this planning cycle, and issues relating to agency co-location and the integration of service delivery methods will become more critical. This will have an impact on the nature of the physical requirements of both CYFS and of other human service agencies. Considerable work has been undertaken in the Elizabeth and Noarlunga areas focusing on opportunities for the co-location of services, and different models of service integration to support a quality service system, particularly for vulnerable people.

Strategic Priority

- Develop service models that incorporate principles of service integration, increased and improved access and a collaborative approach amongst all service providers.

Aboriginal Lands

Particular emphasis has been placed on the needs of Aboriginal Lands, and the Aboriginal Lands Task Force has been established to increase health and welfare services in all communities, and improve employment, education and training outcomes and infrastructure related to essential services.

The AHA will provide stronger management support to lengthen the life cycle of existing housing to greater than 10 years, to better address housing needs over the next five years.

Projects

Project	Priority #	2005/6– 2009/10	2010/11– 2014/15	SASP Targets
Housing				
Expand the supply of transitional and long-term housing options for homeless people and Aboriginal people moving between rural areas and regional centres * Lead – State Government	U/way	*		6.1 6.4
Continue to expand Aboriginal housing programs throughout the state through stock acquisition and development Lead – State Government	U/way	*	*	6.1 6.4
Accelerate urban regeneration activities in disadvantaged areas, in particular, at: ■ The Parks (Westwood) ■ Salisbury North (Hawksbury Park) Lead – State Government, private sector	U/way	*	*	6.5 6.6 6.7
Continue investment in the regeneration of areas of high concentration of social housing in metropolitan (e.g. Kilburn South and Gilles Plains) and country locations (e.g. Risdon Grove, Port Pirie and Myall Place, Whyalla) Lead – State Government, private sector	U/way	*		6.4 6.5 6.6 6.7
Acquire housing and land for affordable housing and redevelop social housing assets to better match profile and design to the emerging needs of the community Lead – State Government, private sector	1	*	*	6.4 6.5 6.6 6.7
Undertake urban regeneration activities at Playford North Lead – State Government, private sector	1	*	*	6.5 6.6 6.7
Ensure an adequate supply of appropriate housing to meet the needs of the aged Lead – private sector	1	*	*	6.6
Disability Services				
Develop community accommodation for people with disabilities leaving institutional settings Lead – State Government	U/way	*		6.5
Redevelop Strathmont Centre Lead – State Government	1	*		6.5

* Lead – lead responsibility for promoting, developing and evaluating the project.

Priority – preliminary rankings. Priority numbers do not represent a final commitment by the State Government or other lead entities. See the Delivering the Plan section for further details.

Projects

Project	Priority #	2005/6– 2009/10	2010/11– 2014/15	SASP Targets
Supported Accommodation System				
Investigate a replacement facility for Magill Training Centre Lead – State Government	2	*	*	2.8 6.1 6.4
Progress opportunities for co-location of health, education and community services to achieve greater integration between agencies responsible for providing services to children Lead – State Government	2	*	*	1.18
Establish group homes with 24-hour intensive support Lead – State Government	2	*	*	6.5
Establish individual accommodation with intensive support including cluster units and secure accommodation Lead – State Government	2	*	*	6.5
Redevelop the Cavan Training Centre Lead – State Government	2		*	2.8 6.1 6.4
APY Lands				
Develop an infrastructure plan for the APY Lands Lead – State Government, Australian Government	U/way	*		6.1