



## Project 1.41

# VALUING SOCIAL HOUSING

## Progress Report 2

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Sustainable  
**Built Environment**  
National Research Centre

## Acknowledgements

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Core Members of SBEnc include Queensland Department of Housing and Public Works, New South Wales Roads and Maritime Services and Land and Housing Corporation, Government of Western Australia, Aurecon, BGC, Griffith University, Swinburne University of Technology and Curtin University.

We also acknowledge the support and funding provided by the National Affordable Housing Consortium (NAHC) - <http://www.qahc.asn.au/index.php>

The contribution of our Project Steering Group is also of vital importance to research. This includes:

Judy Yates	Independent Chairperson
Keith Hampson	SBEnc, CEO
Sarah Mewett	WA Housing Authority (WAHA), Manager Research and Analytics
Veronica Pannell	Policy and Research Office, WAHA
Heidi Roberts	Queensland Department of Housing and Public Works, Executive Director Contract and Delivery Management
Kathy Roil	NSW Land and Housing Corporation (NSW LAHC), General Manager Strategy
Kim Shmuel	Director Service Reforms, Strategy, NSW Land & Housing Corp
Jasmine Bond	NSW Land and Housing Corporation
Mike Myers	National Australia Housing Consortium (NAHC)
Lyn Brun	Access Housing Australia, Manager Strategic Projects
Judy Kraatz	Senior Research Fellow, Griffith University (Project Leader)
Sherif Mohamed	Griffith University, Professor, Civil Engineering
George Earl	Griffith University, Professor & NAHC Chairman of the Board
Prof Peter Newman	Professor Curtin University Sustainable Policy Unit (CUSP)
Giles Thomson	CUSP
Andre Brits	Logan City, Portfolio Leader Housing
Sonya Keep	Common Ground Qld, CEO
Amy Maynard	Brisbane Housing Company, Business Development Project Manager
Tina Davey	KPMG, Director Health, Ageing and Human Services Sector

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## 1. Progress to date

### • Partner engagement:

- Meeting with NSW LAHC Kathy Roil and Catherine Stuart – 8 March
- Meeting with NSW FACS Outcomes Framework Team and Mike Myers – 8 March 2016
- Response submitted to the QDHPW *Working Together for Better Housing and Sustainable Communities* discussion paper - <https://www.getinvolved.qld.gov.au/gi/consultation/2978/view.html> - 23 March 2016.
- Presented at SBEnrc Board Room Briefing, Sydney – 3 May 2016.
- Two telephone discussions with Matthew Fusserelli NSW FACS regarding possible implementation of research outcomes, as a follow-on from March meeting
- Meeting with Mathew Cox, Director of the Logan Together initiative (QDHPW is a partner in this initiative) - <https://logantgether.org.au/> - to explore synergies between projects. Further meeting with David Hogan planned to discuss data gathering/analysis.
- Data workshop with WAHA and Access housing to identify data availability – July 2016
- Meeting with Michael Jones and colleagues from Qld Treasury to discuss social housing research – 1 August 2016
- Briefing and discussion with Telethon Kids Institute - <http://telethonkids.org.au/> - to further identify data availability – 10 August 2016
- SBEnrc Industry Workshop, Brisbane – 8 August 2016
- *Composite Model for Return on Investment Discussion Paper* - distributed for comment August 16
- *Attributing Non-Housing Outcomes to Good Social Housing Policy and Delivery Discussion Paper* - distributed for comment August 2016
- Meeting with QDHPW Deputy Director General Housing and Homeless, Christine Castley, and A/Executive Director, Strategy Coordination, Emma Ogilvie, on 8 September 2016

### • Other

- Third Party Agreement with NAHC executed
- Ethics Approval updated
- PSG #2 held on 6 July 2016.
- PSG #3 and Six Monthly Review - 12 October, 2016.
- Project Benefits Matrix finalised.
- Participation in ministerial workshops to review responses to the QDHPW Working Together for Better Housing and Sustainable Communities discussion paper.
- Liaising with the Financing Social Housing team in Griffith School of Business. This is a parallel project exploring models for *Financial Innovation in Social Housing*, and *developing Innovative Financial Instruments to Attract Private Sector Institutional Investors into Australian Social Housing*. ARC Linkage project under consideration, which may leverage SBEnrc activity.
- ARC Linkage bid, *Rethinking Social Housing*, submitted October 2016, and rejoinder March 2016. Unsuccessful.
- ARC Linkage bid development underway for *An integrated model for a sustainable social housing system*. Partners including WAHA, NSW LAHC, QDHPW, BGC Residential and National Affordable Housing Consortium.
- SBEnrc teleconference - 30 September for social housing project drawing upon research to date - *Procuring social and affordable housing: improving access and delivery*. Draft proposal in circulation.

- Paper being prepared - Social Housing Finance in Australia as a Missing or Incomplete Market: A Review of the Literature - George Earl, Judy Kraatz, Benjamin Liu, Sherif Mohamed, Eduardo Roca and Nirodha Jayawardena
- **Presentations**
  - Presentation at Griffith University Housing Futures Symposium 23 March 2016 – Minister de Brenni launched the QDHPW Working Together for Better Housing and Sustainable Communities
  - Presentation at Liveable Cities Conference - *Social Housing – Pathway to productive social engagement* – Melbourne, 27 June 2016
  - Earl G., Kraatz J., Liu B., Mohamed S., Roca E. and Jayawardena N. (2017) *Social Housing Finance in Australia as a Missing or Incomplete Market: A Review of the Literature* to be presented at Sustainable Housing 2016 16-18 Nov. Lisbon, Portugal
- **Upcoming Activities / Next Steps**
  - Consolidate research to date and develop framework– bringing together the four elements
  - Attribution - literature has identified links - email loop to determine if there is any consensus on percentage attribution
  - Data and Housing Roundtable -accessible, relevant and timely data that can be readable captured and analysed - improving data accessibility - November 2016. Giles and Heather Shearer from Griffith University providing input into this. Possible joint paper outcomes with Kraatz, Giles and Shearer.
  - Follow up meeting with Qld Treasury to be scheduled for October to look at ROI side and framework integration opportunities from a treasury perspective
  - YouTube video preparation - use as a key medium for distributing framework

### 1.1. Performance to milestones

Description	Milestone / Deliverable	Planned Due Date	Completion/ Forecast
Finalise Third Party Agreement (NAHC)	Milestone	Jan 2016	With SBEnrc
Ethics Consent (and co-consent by Curtin)	Milestone	June 2016	Updated
Confirm association methodology	Milestone	30/06/2016	underway
Confirm ROI methodology	Milestone	30/06/2016	underway
Progress Report 1	Deliverable	30/6/2016	completed
CIB TG90 Information Integration in Construction Book Chapter - <i>Integrating information for more productive social housing outcomes</i>	Deliverable	30/6/2016	Submitted
Pilot Case – Operationalising the framework – Qld & NSW	Milestone	30/10/2016	underway
Pilot Case WA – Cross-agency data use	Milestone	30/10/2016	underway
Progress Report 2 including: <ul style="list-style-type: none"> <li>• Pilot Case Report Qld/NSW</li> <li>• Pilot Case Report WA</li> </ul>	Deliverable	30/10/2016	On track
Conference Paper - Liveable Cities 26-28 June 2016	Deliverable	28/6/2016	Presented
Journal Paper - Australian Journal of Social Issues	Deliverable	tbc	Under review
YouTube Video	Deliverable	30/03/2017	
Draft Final Report	Milestone	01/03/2017	
Final Industry Report	Deliverable	30/03/2017	

## 2. Project overview

Since Progress report 1 the following documents have been distributed for comment:

- Framework Integration Case Study Working Draft - July 2016
- Data Sharing Case Study Working Draft - July 2016
- Composite Model for Return on Investment Discussion Paper - August 16
- Attributing Non-Housing Outcomes to Good Social Housing Policy and Delivery Discussion Paper - August 2016
- Kraatz JA, Matan A, Mitchell J, & Newman P (2017) Integrating Information for more Productive Social Housing Outcomes: in Hampson KD, Sanchez, AX and Rempling, R "Information Integration in Construction" Taylor and Francis - final draft
- Framework example for comment - distributed with current PSG documents

Work on the two case studies has progressed.

- The *data sharing case study* in WA is being led by Giles Thomson from Curtin University with input and assistance from WAHA and Access Housing. Input has been sought from the Telethon Kids Institute and their partners, and this input is now being consolidated into the combined framework matrix. A further discussion paper is attached to the current PSG agenda.

Additional input is being proposed through Griffith University, looking forward into how data can be more effectively gathered in the future using new technologies. A Data and Social Housing roundtable is being proposed for November 2016.

- The *framework integration case study* being led by Judy Kraatz from Griffith University, with input and assistance from QDPHW, NSW LAHC and NAHC. Two discussion papers have been circulated to the PSG via email since the last PSG.

The *Composite Model for Return on Investment* discussion paper proposes that a single method does not capture the complex nature of the value returned to society and the individual of having access to safe and secure housing. Three elements - SROI, well-being valuation and narratives - are proposed to address this complexity. These could be used in parallel to understand and articulate the broad value the provision of social housing. This composite approach also embraces the productivity-based conceptual framework developed in our previous research, where four aspects of productive return are considered: individual; macroeconomic; fiscal; and non-financial.

The *Attributing Outcomes to Good Social Housing Policy and Delivery* discussion paper outlines an approach to identifying associations between having access to safe and secure housing (esp. social housing) and other aspects of a person's/family's life experiences.

## 3. Next steps

This input is currently being consolidated into a framework example, an initial draft of which is provided with the current PSG documentation - see also Appendix A.

This example will be developed over the coming months to demonstrate how the framework can inform current and future policy development and delivery.

#### 4. Communications and dissemination

Type	Description	Planned	Priority	Example
Events	Partner Events (Internal)	Y	1	Project Steering Group Meetings - quarterly
	Partner Events (External)	Y		Housing Futures Symposium (QDHPW) 23 March 2016
	Industry Events	Y		Rethinking Social Housing YouTube video to be hosted on the QShelter Conference website as a resource for attendees: <a href="https://gsconference.org/">https://gsconference.org/</a>
	Academic Conferences	Y	1	Judy K presented at Liveable Cities Conference in Melbourne on 27 June 2016  Earl, G., Kraatz, J., Liu, B., Mohamed, S., Roco E. and Jayawardena N. Social Housing Finance in Australia as a Missing or Incomplete Market: A Review of the Literature, Sustainable Housing 2016 – International Conference on Housing Planning, Management and usability, Lisbon Portugal 16-18 November 2016.
	Community Engagement			
Publications	Project Updates -	Y		Progress Report 1 tabled at PSG on 6 July 2016 Progress Report 2 underway
	Industry Newsletters	Y		European Network for Housing Researchers Newsletter – 2016 #2  Target - CHIA; NT Shelter; QShelter, WA Shelter
	Partner Internal Communications	Y		Target - Impact@Griffith Sciences
	Industry Magazines	Y		Target - Housing WORKS article planned for December issue
	Academic Journals	Y		Australian Journal of Social Issues - withdrawn Housing Studies - planned
	Books and Chapters	Y	1	Kraatz, J.A., Matan, A. & Newman, P. (2017) 'Integrating Information for More Productive Social Housing Outcomes', in Sanchez, AX; Hampson, KD and London, G; (eds) Integrating Information across the Built Environment Industry, to be published by Routledge, 2017
	Industry Focused 4-page Brochure			
	Industry Focused Report	Y	1	
Other	Audio Visual Clips (ie. YouTube)	Y		Planned for late 2016
	Networks	Y		<ul style="list-style-type: none"> <li>• CIB - TG 90 - Information Integration in Construction &amp; WO 69 - Residential Studies</li> <li>• European Network of Housing Researchers (ENHR)</li> <li>• Links with Commonwealth Department of Social Security and Treasury via Mike Myers</li> </ul>
	Twitter	Y		RethinkSocialHousing@DrJAKraatz
	PPT Slide Deck	Y		Posted on website
	Short PD Courses			
	Email Database			
	Websites	Y	1	<a href="http://www.sbenrc.com.au/research-programs/1-41-valuing-social-housing/">http://www.sbenrc.com.au/research-programs/1-41-valuing-social-housing/</a>
	Fact Sheets	Y	1	completed
	Media Releases	Y		

5. Appendix A - Framework Example			RETURN ON INVESTMENT			DATASETS (Known) (Possible)	PRODUCT- IVITY REALM
DOMAIN & OUTCOMES	INDICATORS	ATTRIBUTION References & Nature of attribution Quality of Evidence: Robust, Medium, Low	Element 1 Social Return on Investment (SROI) (some economic benefits included also)	Element 2 Well-being valuation (WV) Per person per year	Element 3 Narrative		
<b>COMMUNITY DOMAIN</b>							
<b>Culturally rich and vibrant communities (WA priority area)</b>	Opportunities to participate in sports and recreation activities	(The Scottish Government 2011a) - P.17 space to play – impact on mental well-being for children		£428 Participating in sport at least once per month (Fujiwara 2013) p. 34		- WA Dept Sport & Rec - DPLG Community services - WAHA support programs - AURIN SA2 OECD Indicators: Volunteering 2011 - AURIN Socio-economic variables by Urban Centres & Localities (UCL) for Australia.	T, NE
<b>ECONOMY DOMAIN</b>							
<b>Reduced financial stress (WA priority area)</b>	Relief from being burdened with financial debt	(Australian Institute of Health and Welfare 2014) p. 20-210 Able to manage rent/money better – tenants perceived benefits  See also : (Carter and Polevychok 2004); (Canada Mortgage and Housing Corporation (CMHC) 2011)		£2,300 services that help people to lift themselves out of heavy debt (Fujiwara 2013) p.34 £1,593 debt-fee; £9,428 relief from being heavily burdened with debt; £7,347 able to pay for housing; £8,917 financial comfort; £3652 able to insure home contents (Trotter, Vine et al. 2014)p.15	(Churches of Christ Housing Services 2016) p.12 Tabra’s Story  Housing Authority rent is based on 25% of income, so financial burdens associated with housing should be relieved through social housing tenancy.	- AURIN OECD Indicators: Income, Inequality & Financial Stress (SA2) 2011 - AURIN Personal & Financial Stressors (SD) 2014 - AURIN Centre of Full Employt & Equity, (2015): Australia By CofFEE Functional Economic Regions Housing & Labour Data - BCEC? - ABS - Centrelink	
<b>EDUCATION DOMAIN</b>							
<b>Increased participation in continuing education</b>	Participation in adult learning courses	(Australian Institute of Health and Welfare 2014) p.20-21 Feel more able to start or continue education/training - perceived tenant benefit (R)	\$102,473 Increase in education / training over 20 yrs (Increase in stakeholders completed/completing TAFE/ other course) (VWHA) (VWHA (Kliger, Large et al. 2011)) p.5 <b>AUS</b>  CA\$4,874.55 Additional earning potential resulting from continuing education and retraining. Affecting 188,676 (2006) (Zon, Molson et al. 2014) p 35 <b>CAN</b>	£1,773 General training for job; £1,124 Vocational Training; £9,447 Government training scheme; £1,747 Apprenticeships; £ 807 employment training (Trotter, Vine et al. 2014)p.14 <b>UK</b>  £754 value of undertaking one part-time course to the	(Churches of Christ Housing Services 2016) p. 22 Ellie’s Story - also just finished a Certificate in Community Services.’	- AURIN, Public Health Information Development Unit, (2014): SD Learning or Earning (15-19 y.o) - See also list below <sup>1</sup>	T, M, F

<sup>1</sup> WA Department of Education: Attendance; Suspension; On-entry assessment; National Assessment Program – Literacy and Numeracy (NAPLAN) - Years 3, 5, 7 and 9 in reading, writing, language conventions (spelling, grammar and punctuation), numeracy ; WA Literacy and Numeracy Assessment (WALNA) - Years 3, 5 and 7 in reading, writing, spelling, numeracy ; Teacher grades and assessments – reporting to parents and senior secondary. Currently available for WA public schools only.

Refer to the Australian Curriculum, Assessment and Reporting Authority (ACARA) website <http://www.acara.edu.au/reporting> for the Measurement Framework for Schooling in Australia.

Commonwealth - Australian Early Development Census (AEDC): First year formal schooling - Physical health and wellbeing, social competence, emotional maturity, language and cognitive skills, communication skills and general knowledge.

School Curriculum and Standards Authority: WA Certificate of Education (WACE) ; National Assessment Program – Literacy and Numeracy (NAPLAN).

Kindergarten to Year 12 for all WA schools.

[Playgroups WA?](#)



5. Appendix A - Framework Example

			RETURN ON INVESTMENT			DATASETS (Known) <i>(Possible)</i>	PRODUCT- IVITY REALM
DOMAIN & OUTCOMES	INDICATORS	ATTRIBUTION References & Nature of attribution Quality of Evidence: Robust, Medium, Low	Element 1 Social Return on Investment (SROI) (some economic benefits included also)	Element 2 Well-being valuation (WV) Per person per year	Element 3 Narrative		
				individual (Fujiwara 2013) p.32 <b>UK</b>			

EMPLOYMENT DOMAIN

<p><b>Increased participation in employment</b></p> <p><b>(NSW &amp; WA priority area)</b></p>	<p>Move from unemployment to employment</p>	<p>(Australian Institute of Health and Welfare 2014) <b>AUS</b> p.20-21 Feel more able to improve job situation - perceived tenant benefit (R)</p> <p>(Maclennan 2008) p. iii – job readiness; lowered levels of labour market participation, absenteeism as a result of health issues(R) <b>CAN</b></p> <p>(Bridge, Flatau et al. 2003) p. ii amount of labour supplied will depend on the structure &amp; parameters of the HA (housing assistance) program and how this affects labour market opportunities; Residing in public housing as a child has beneficial affects on labour market outcomes as a young adult; p. iii evidence that public housing tenure reduces an individual or household’s willingness to migrate (R)<b>AUS</b></p> <p>(Phibbs and Young 2005) p. ii increase in self esteem reported by some respondents meant they wanted to work on their career <b>AUS</b></p> <p>See also (Canada Mortgage and Housing Corporation (CMHC) 2011); (Fauth, Leventhal et al. 2004); (Orr, Feins et al. 2003); (Olsen, Tyler et al. 2005); (Susin 2005); (Wasserman 2001); (Oreopoulos 2003); (Kliger, Large et al. 2011); (Hay 2005)</p>	<p>\$987,012 increased tax income due to tenants employed over 20 year period (Increased taxes and reduced welfare payments) (VWHA (Kliger, Large et al. 2011)) p.4 <b>AUS F</b></p> <p>\$543,894 Increase in employment (Stable employment since tenancy) (VWHA (Kliger, Large et al. 2011)) p.6 <b>AUS M/T</b></p> <p>\$17,784/year per worker Financial Proxy: Improved earning potential as measured by part-time employment rates at minimum wage (Ravi and Reinhardt 2011) p. 55 <b>AUS</b></p> <p>CA\$9,532.50 part-time employment at Ontario’s minimum wage is used for the financial proxy. 34,519 people affected (Zon, Molson et al. 2014) p. 33 <b>CAN</b></p> <p>CBA "Income Support Fiscal and economic benefit from a workless claimant entering work" Fiscal value £7,972; economic value £9,163 <b>UK</b></p>	<p>Unemployment - £8,700 per year in addition to loss of income (Fujiwara 2013) p.31 <b>UK</b></p> <p>Full-time employment £10,767; Self- employment £11,588; Part-time employment £1,229; Secure job £12,034 (Trotter, Vine et al. 2014)p.14 <b>UK</b></p>	<p>(Churches of Christ Housing Services 2016) p 17 Social Enterprise – An opportunity for Corey <b>AUS</b></p>	<p>- WAHA tenant Employment status and income source - WAHA Nature of Housing Assistance -WAHA Location of housing - <i>Centrelink</i> -<i>AURIN Regional Australia Institute, (2011): LGA Human Capital Indicators 2011.</i></p>	<p>M; F &amp; T</p>
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ENVIRONMENT DOMAIN

<p><b>Dwelling design adequacy appropriateness and quality</b></p> <p><b>(WA)</b></p>	<p>Thermal comfort</p>	<p>See also (Canada Mortgage and Housing Corporation (CMHC) 2011)</p> <p>(The Scottish Government 2011a) p.17 level of natural daylight, warmth and no dampness - impact on mental wellbeing in children</p>				<p>NSHS – Dwelling condition in social housing</p>	
<p><b>Reduced water consumption -</b></p>	<p>Potable water consumption</p>	<p>See also (Canada Mortgage and Housing Corporation (CMHC) 2011)</p>				<p>NSHS – Social tenant amenity rating – water</p>	

5. Appendix A - Framework Example

5. Appendix A - Framework Example			RETURN ON INVESTMENT			DATASETS (Known) <i>(Possible)</i>	PRODUCT- IVITY REALM
DOMAIN & OUTCOMES	INDICATORS	ATTRIBUTION References & Nature of attribution Quality of Evidence: Robust, Medium, Low	Element 1 Social Return on Investment (SROI) (some economic benefits included also)	Element 2 Well-being valuation (WV) Per person per year	Element 3 Narrative		
process (NSW)						efficiency	

HEALTH DOMAIN

Improved overall health	Reduction in annual spend on health services	(Pawson, Milligan et al. 2015) p.54 – reduction in medications (L) <b>AUS</b>  (Wood, Flatau et al. 2016) p.5 the provision of public housing significantly reduces health service use (R) <b>AUS</b>  (Phibbs and Young 2005) p.i Extra income, which means they can participate in illness prevention programs such as joining a gym and getting more exercise <b>AUS</b>  See also: (Maclennan 2008); (Katz, Kling et al. 2001)	\$1,872/ year per household Financial Proxy: Average annual spend on health services (Ravi and Reinhardt 2011) p.56 <b>AUS</b>  \$429,975 Improved physical and mental health of women and their children over 0 yrs (Reduced reliance on social workers through time) (Kliger, Large et al. 2011) p. 5 <b>AUS</b>  \$4,846 per person/year direct calculable government health care cost savings associate with reduced health service use following public housing entry (Wood, Flatau et al. 2016) p.6 <b>AUS</b>  CD\$211 million (cost avoidance) Average homeless adult with severe addictions and/or mental illnesses to cost British Columbia approximately \$55,000 per year, a sum reduced to \$37,000 per year with adequate supportive housing. (Buzzelli 2009) p.36 <b>CAN</b>			- Australian Institute of Health and Welfare: Costs of health services.	
	Subjective well-being	(Kearns, Petticrew et al. 2008b) p.11 – self reported health improvement (M) <b>UK</b>  (Pawson, Milligan et al. 2015) p.54 - improved health (L) <b>AUS</b>  (Phibbs and Young 2005) p.i Reduced stress due to security of tenure and more income <b>AUS</b>  See also (Australian Institute of Health and Welfare 2014)		£12,470 feel in control of life; £13,080 high confidence (Trotter, Vine et al. 2014)p. 14 <b>UK</b>		- WA Dept of Health. See note below <sup>2</sup> - AURIN, University of Canberra - National Centre for Social and Economic Modelling, (2011): SA2 Life Satisfaction from 0 to 100 (Synthetic Data)	

HOUSING DOMAIN

Effective service provision (NSW & WA)	Maintenance expenditure per social housing dwelling	(Maclennan 2008) p.54 Poor-quality and substandard housing undermines health; p.58 Results of these studies show that while socio-economic disadvantage makes		Damp £1,068; Poor lighting £1,044; Condensation £645; Rot £598 (Fujiwara 2013) p.25		- WAHA	
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<sup>2</sup> WA Department of Health: WA Health and Wellbeing Surveillance System (HWSS) (population annual surveys). Available online – self-reported health status measured using SF-8 instrument. Kessler 10 used to report psychological distress. Prevalence of major life events e.g. financial hardship, moving house. Data available at large geographical areas.  
WA Department of Health: Hospital Morbidity Data System (HMDS) ; Emergency Department Data Collection (EDDC).

5. Appendix A - Framework Example

DOMAIN & OUTCOMES	INDICATORS	ATTRIBUTION References & Nature of attribution Quality of Evidence: Robust, Medium, Low	RETURN ON INVESTMENT			DATASETS (Known) <i>(Possible)</i>	PRODUCT- IVITY REALM
			Element 1 Social Return on Investment (SROI) (some economic benefits included also)	Element 2 Well-being valuation (WV) Per person per year	Element 3 Narrative		
		<p>the largest relative contribution to the explanation of both violent and property crime rates, disadvantage is followed in importance by the relative contribution of the condition of housing in the neighbourhood, indicated by the proportion of dwellings in need of major repairs. As the proportion of dwellings in need of major repair increases, so do the violent and property crime rates net of the other variables in the model.</p> <p>(Bridge, Flatau et al. 2003) p. v Poor quality construction and lack of regular maintenance, specifically bad plumbing, poor drainage, lack of insulation and poor ventilation negatively impact on mortality and morbidity; and negatively impact mental health and wellbeing (R)</p>					

SOCIAL DOMAIN

<b>Social empowerment</b>	Tenant empowerment (involvement in admin and maintenance)	<p>(Ravi and Reinhardt 2011) p. 3 Greater tenant empowerment allows CH residents to have more control of their residential and personal lives <b>AUS</b></p> <p>(Pawson, Milligan et al. 2015) AUS p.54 Increased independence / control over circumstances (M)</p>		£8,116 active in tenants group (Trotter, Vine et al. 2014)p.15 <b>UK</b>	(Churches of Christ Housing Services 2016) - p 27 Robyn's story 'Personally, I really enjoy being in TAG. It's a group thing, its nothing separate. I get personal fulfilment out of going along.'	None found. May require qualitative research	
<b>Neighbourhood safety (NSW &amp; WA)</b>	Perceptions of safety	<p>(Maclennan 2008) <b>CAN</b> p.50-51 various indicators for impact on children on quality of neighbourhood (R)</p> <p>(Phibbs and Young 2005) <b>AUS</b> p. ii People also felt more secure because they thought they were living in a safer neighbourhood.</p> <p>See also: (Anderson, Charles et al. 2003); (Carter, Polevychuk et al. 2009); (Katz, Kling et al. 2001); (Orr, Feins et al. 2003) ; (Partnership for America's Economic Success (PAES) 2008)</p>		£5,340 Police doing a good job; £11,873 Not worried about crime (Trotter, Vine et al. 2014).14 <b>UK</b>		- AURIN Torrens University - Public Health Information Development Unit, (2014): SLA11 Community Strength <i>(NB. various crime statistics available from WA Police, ABS)</i>	

URBAN AMENITY DOMAIN

<b>Regeneration of the local area (NSW &amp; WA)</b>	Quality of neighbourhood (new indicator)	(The Scottish Government 2008) p.4 contribution of neighbourhood to mental health; p.5 Good Places Better health program; p.16 - in relation to mental health and well-being, managers will be		£1,747 Good neighbourhood (Trotter, Vine et al. 2014) <b>UK</b>  £6,500 Regeneration of local		-AURIN, University of Adelaide - Australian Population and Migration Research Centre, (2015): SA1 Metro ARIA 2014 for	
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DOMAIN & OUTCOMES	INDICATORS	ATTRIBUTION References & Nature of attribution Quality of Evidence: Robust, Medium, Low	Element 1 Social Return on Investment (SROI) (some economic benefits included also)	Element 2 Well-being valuation (WV) Per person per year	Element 3 Narrative		
		<p>better equipped to ensure regeneration projects can create positive environments in terms of noise, litter, access to greenspace, access to culture, safe street, opportunities for play, increased opportunities for active travel, reduced isolation, improved community cohesion...; p.21 - role of regeneration of area, place making, opportunity for physical activity, clean attractive environments, well used accessible greenspace, quiet environments, safe streets, active travel opportunities, opportunities for play on improved mental well-being</p> <p>(The Scottish Government 2011a) p.20 – noise sourced such as aircraft and road noise – impact on child health and mental well-being</p>		area (Fujiwara 2013) <b>UK</b>		Australian Capital City Urban Centres.  <i>WALGA /LGMA</i>	

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