

# **Social and Affordable Housing Investment Tool**

**Project progress overview at 24 October 2022**

## 1.81 Project team:

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### **Core SBEnc Partners**

BGC Australia, Government of Western Australia, Queensland Government, Curtin University, Griffith University and RMIT University

### **PSG Chair**

Ian Carter AM

### **Project Partner**

NSW Dept of Communities and Justice

### **Project Affiliates**

Queenslanders with Disability Network - Creating Positive Futures - Urban Development Institute of Australia WA - Keystart Home Loans - Qld Treasury - WA Treasury - Brisbane Housing Company Ltd - Common Ground Qld

### **Research Team**

Griffith University – Sacha Reid, Judy Kraatz, Savindi Caldera  
Curtin University – Amity James, Francesco Mancini, Tanja Glusac, Francesca Perugia.

# SBEncr social and affordable housing program of research

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## 1.81 Social and affordable housing investment tool

*Developing an investment tool via previous research and industry partner engagement*

2021 - 2023

## 1.71 Liveable social & affordable higher density housing

*Liveability Framework* via case studies and stakeholder interviews

2019 - 2021

## 1.61 Mapping the social & affordable housing network

Understanding and visualising network complexity

2018 - 2019

## 1.54 Procuring social & affordable housing

*Social procurement criteria* through understanding changing demographics and housing typologies

2016 – 2017

## 1.41 Valuing social housing

*Composite return on investment* – individual, organisational, society and equity

2015 - 2016

## 1.31 Rethinking social housing

Productivity-focused conceptual framework including the *9 domains*, and outcomes & Indicators

2014 - 2015

# Building on previous SBEnrc research:

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[Project 1.31](#) - 9 impact domains

[Project 1.41](#) - Composite Return on Investment approach

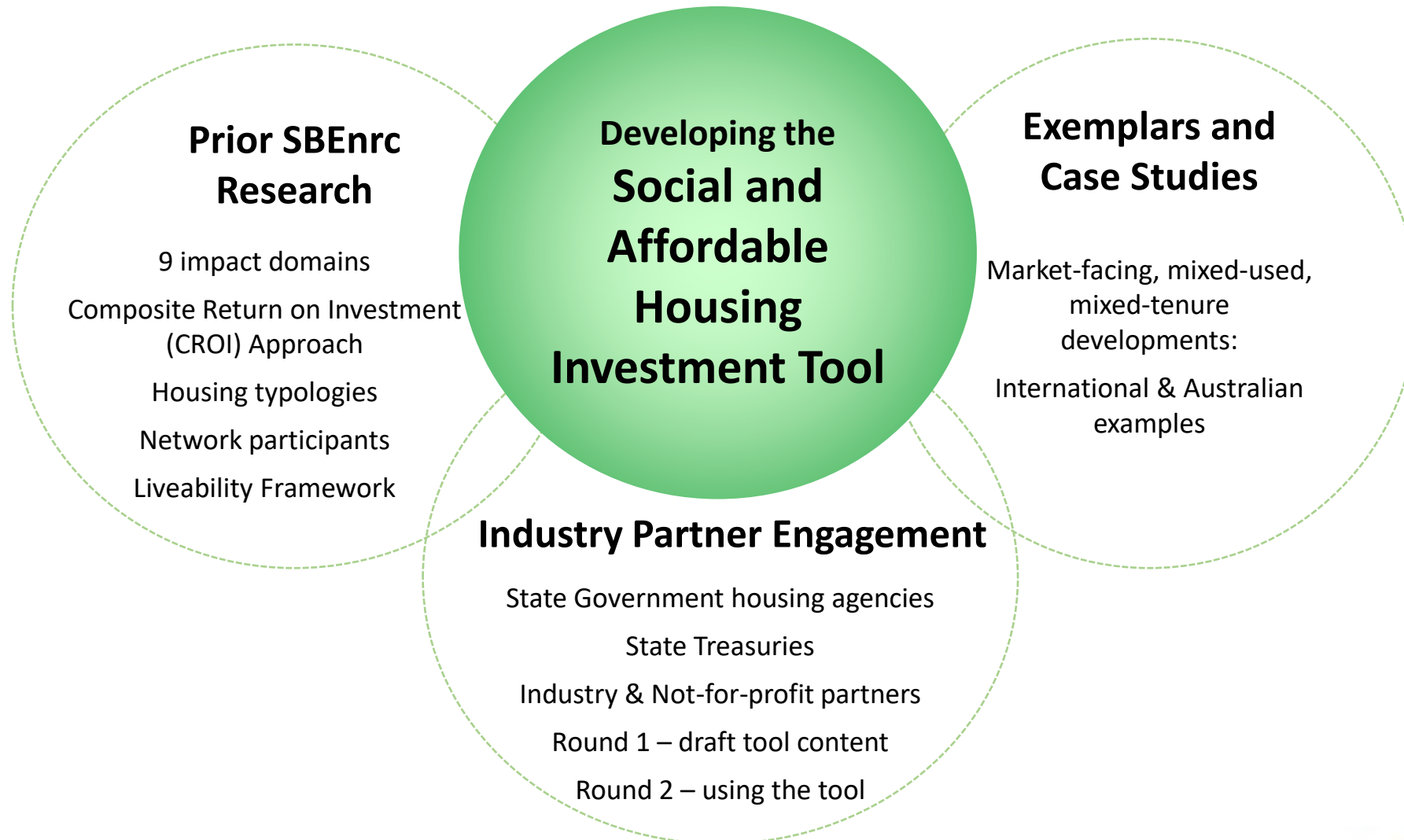
[Project 1.54](#) - Diversity in housing typologies and social procurement criteria

[Project 1.61](#) - Social and affordable housing network participant groupings and elements

[Project 1.62](#) - Precinct Design Framework for Sustainable Centres of Tomorrow

[Project 1.71](#) - Liveability Framework for social & affordable higher density housing

# Research method



Community and culture



economy



education



employment



environment



health & wellbeing



housing



social engagement



urban amenity





# Excel tool development

## TOOL INPUTS

Prior SBEnrc research

- Valuing social housing domain tables
- Composite Return on Investment approach including: SROI, wellbeing valuation, transformational narratives and the value of equity
- Typologies and demographics
- Liveability Framework
- Network participants

### Case studies

- International – EU, UK, US, Canada
- Australia

### Stakeholder engagement

- State government housing agencies
- State Treasury Departments
- Industry, CHPs and NfPs

## SOURCE TOOL

9 domain and 3 context worksheets - detail and graphs

- Community & culture
- Economy
- Education
- Employment
- Environment
- Health & wellbeing
- Housing
- Social engagement
- Urban amenity
- Narratives
- Network engagement
- Innovation opportunities

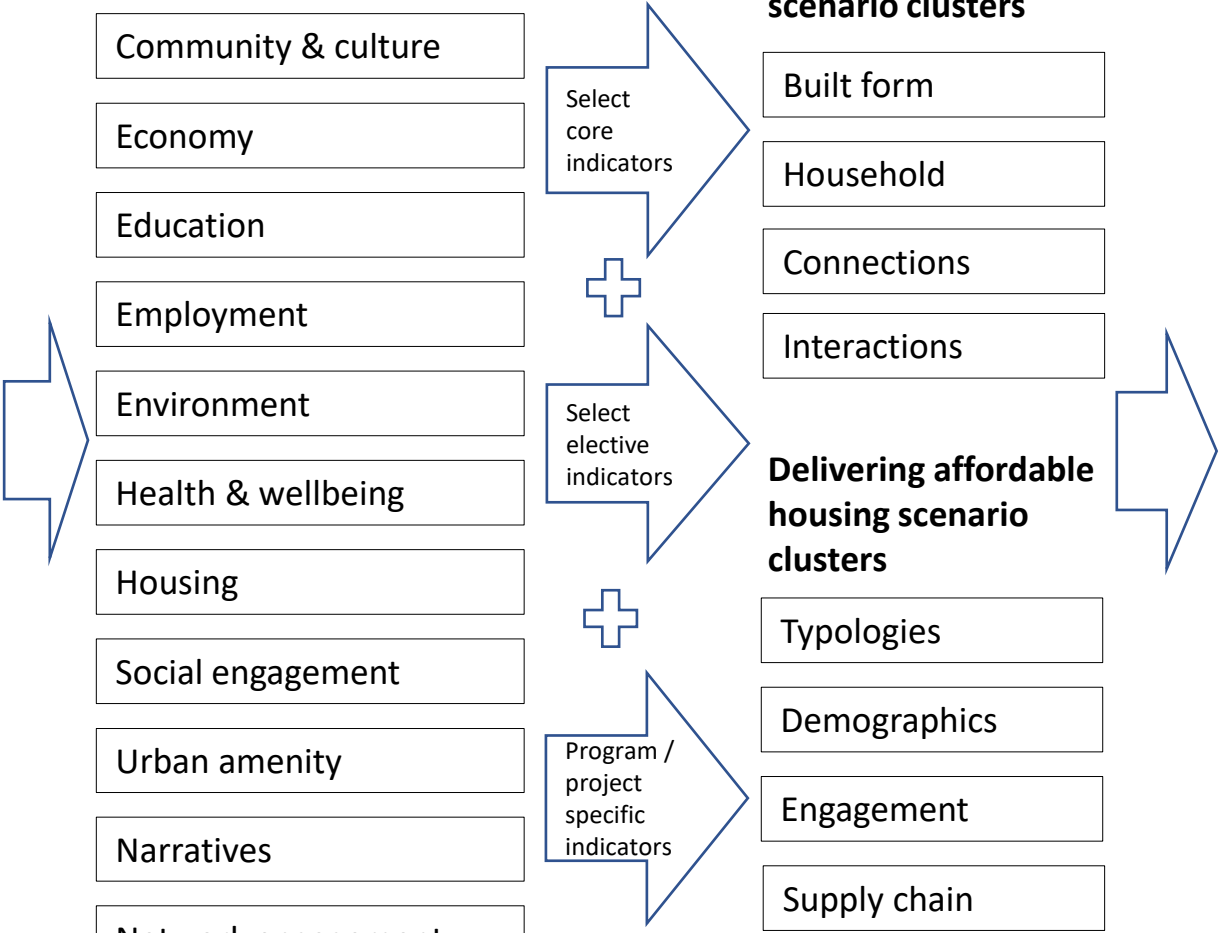
## SCENARIO-SPECIFIC TOOL

Funding social housing scenario clusters

- Built form
- Household
- Connections
- Interactions

Delivering affordable housing scenario clusters

- Typologies
- Demographics
- Engagement
- Supply chain



## SAHI TOOL REPORT

- Review outputs to identify gaps or latent opportunities
- Compile report from tables and graphs
- Communicate findings to inform decision making
- Review implementation and outcomes

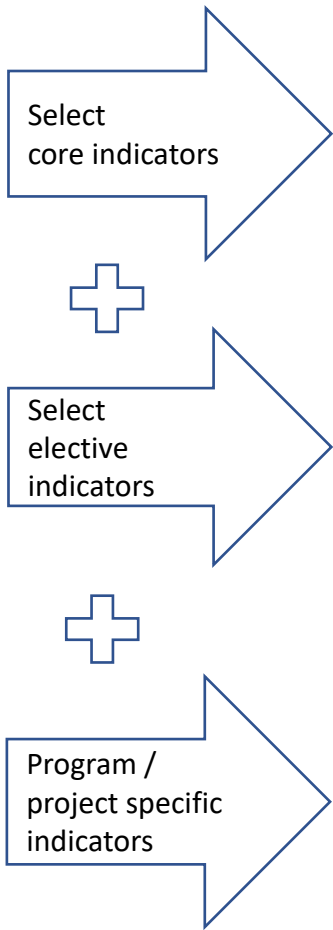


# Using the Excel-based SAHI tool

## SOURCE SAHI TOOL

Outcomes and indicators across nine domain and three context worksheets

- Community & culture
- Economy
- Education
- Employment
- Environment
- Health & wellbeing
- Housing
- Social engagement
- Urban amenity
- Narratives
- Network engagement
- Innovation opportunities



## SCENARIO-SPECIFIC SAHI TOOL

### Funding social housing scenario clusters example

- Built form
- Household
- Connections
- Interactions

- Some data and information will be carried across with the indicator. Additional inputs will be required from organisational or other relevant external sources
- Use stoplights to highlight when indicator finalized.
- Review to identify gaps or latent opportunities not yet addressed
- Compile report using indicator table and graphical outputs (some of this will be automated).
- Communicate findings to inform decision making
- Review implementation and outcomes

# Draft Excel tool report output - funding social housing scenario – built form cluster

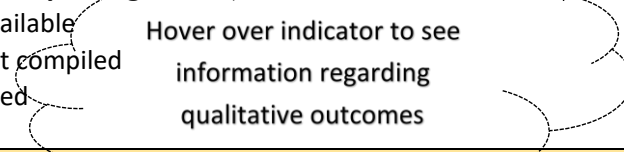
	Core	Core indicators to be carried over to all prototypes									
	Elective	Non-core indicators for specific prototype									
	Project/program specific	Program/project specific indicators									
		Information not available									
		Information not yet compiled									
		Information assessed									
	NA	Not applicable									
<b>ASSESSMENT AND INPUT REQUIRED - examples provided</b>											
* Cost benefit (CBA,) social return on investment (SROI) and wellbeing valuation (WV) figures have been included from the available literature. These figures are provided as an indication only and are drawn from case specific findings. They can be used to provide a relative rather than an absolute indication of \$ based returns. As information become more accessible these figures can be updated to illustrate a more accurate finding.											
	OUTCOME	INDICATORS	Quantitative Rating	Qualitative Rating	CBA*	SROI*	WV*	QUANTITATIVE ASSESSMENT FINDINGS (CBA, SROI or WVA) FROM:	Details	QUALITATIVE ASSESSMENT FINDINGS FROM:	Details
COMMUNITY AND CULTURE	Planning for community	Integrated and inclusive place-based planning						Design guidelines for new; audits for existing	Link to Queensland Treasury (2021). Invitation for expressions of interest: Housing Investment Fund Accelerating innovative housing partnerships. Brisbane, Australia.	e.g. CHP Surveys and interviews	Resident and community engagement and buy-in. Prioritise appropriate site selection.
		Design character and culture						Design guidelines for new; audits for existing Qld Globe Heritage Register and Native Title Determinations - <a href="https://qldglobe.information.qld.gov.au/">https://qldglobe.information.qld.gov.au/</a> Via precinct planning at Commonwealth (smart cities), state (development plans) or local government	Use of design to create places/spaces which enable resident engagement (e.g. planting). Create desirable spaces and places.	e.g. CHP Surveys and interviews	
		Economic diversity in spatial planning		NA						NA	
ECONOMY	Whole-of-life	Whole-of-life household accessibility		NA				Business case and design guidelines for new; audits for existing		Surveys / interviews	
		Effective whole of life asset maintenance costs						Design guidelines for new; audits for existing; Business planning; organisational data	Cost-effective, robust and people-friendly materials, fixtures and fittings for physical durability and low maintenance. Maintenance with minimal disruption to residents	Pre- and post-occupancy surveys and interviews	
EDUCATION	Increased participation in education	Internet access at home incl. quality					\$3,188	Case specific reports Design guidelines for new; audits for existing  Datasets; surveys e.g. AURIN: Torrens University Australia - Public Health Information Development Unit, (2014): SD Internet Access at Home. ABS collected in 2011 and 2016 census. 2011 data available online at suburb level & up.	£1,875 access to internet (Trotter, Vine et al., 2014) p. 15. <b>1.7 times conversion applied</b>	Surveys and interviews e.g. Parsell, C., et al. (2015). Brisbane Common Ground Evaluation findings	
		Spaces for learning and working incl. quality						Design guidelines for new; audits for existing		Survey / interviews	
ENVIRONMENT	Dwelling design - appropriateness and quality	Greenstar Rating						<a href="https://new.gbca.org.au/green-star/rating-system/homes/">https://new.gbca.org.au/green-star/rating-system/homes/</a>			
		Whole of life performance						Datasets; audits			
	Environment and sustainability	Net zero by 2050						Design guidelines for new; audits for existing			
		Climate resilience						Design guidelines for new; audits for existing			





# Draft web-based tool report output

## Funding social housing scenario – built form cluster - qualitative assessment – transition to webtool reporting

Core	Core indicators to be carried over to all prototypes	Information not available	
Elective	Non-core indicators for specific prototype	Information not yet compiled	
Specific	Program/project specific indicators	Information assessed	
NA		Not applicable	
<b>COMMUNITY AND CULTURE</b>	Planning for community	Integrated and inclusive place-based planning	
		Design character and culture	
		Economic diversity in spatial planning	
<b>ECONOMY</b>	Whole-of-life	Whole-of-life household accessibility	
		Effective whole of life asset maintenance costs	
<b>EDUCATION</b>	Increased participation in education	Internet access at home incl. quality	
		Spaces for learning and working incl. quality	
<b>ENVIRONMENT</b>	Dwelling design	Water efficient appliances and fixtures	
		Thermal comfort e.g. microclimate	
		Greenstar Rating	
		Access to public transport including for those with disability	
		Whole of life performance	
	Environment and sustainability	Net zero by 2050	
		Climate resilience	
<b>HOUSING</b>	Appropriate targeting of housing and assistance	Proportion of various housing tenure arrangements / options	
	Appropriate dwelling provision	Household needs met re size & type of household	
		Dwellings meet cultural needs	
		Dwellings meet locational needs	
		Effective service provision	% of households in overcrowded conditions
	Physical and virtual infrastructure	Healthy by design	
		Safety by design	
	Appropriate targeting of housing and assistance	Degree of flexibility in assets over time	
	Appropriate dwelling provision	Dwellings meeting Liveable Housing Australia Platinum standard	
	Effective service provision	Maintenance expenditure per social housing dwelling	
		Maintenance wait times, responsiveness	
		Vacancy rates/ appropriate utilisation of housing	
		Affordability of services in social housing	
Flexibility in housing assets over time			
Physical and virtual infrastructure	Asset maintenance planning and efficiency		
Governance	Equality and equity by design		



Social and Affordable Housing Investment Tool: <https://sbenrc.com.au/research-programs/1-81/>

Liveable social and affordable higher density housing: <https://sbenrc.com.au/research-programs/1-71/>

Mapping the social and affordable housing network: <http://sbenrc.com.au/research-programs/1-61/>

Procuring Social and Affordable Housing: <http://sbenrc.com.au/research-programs/1-54/>

Valuing Social Housing: <https://sbenrc.com.au/research-programs/1-41/>

Rethinking Social Housing: <http://sbenrc.com.au/research-programs/1-31/>

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