

SBEnc SOCIAL HOUSING RESEARCH - 2014 to now...

Rethinking Social Housing 2014-15

Valuing Social Housing 2016-17

Procuring Social and Affordable Housing 2017-18

QShelter State Conference – Brisbane 1 June 2017

Core Partners



Project Partners



Project Affiliates Including



SBEncr social housing research projects

Rethinking Social Housing Aug 14 - Sept 15

Valuing Social Housing March 16 - March 17

Procuring Social & Affordable Housing Apr 17 - Sept 18

Develop Framework Strategy

Applicable to future innovative delivery models.
Consider timescale, location & granularity.

Develop productivity-based conceptual framework - benefits to: tenant; macro-economic; fiscal & non-economic.

Establish Elements:

- 9 Domains, 53 outcomes & over 160 indicators
- Associations
- Return on investment
- Data

Develop Framework Elements

Establish methodologies for:

- Associations
- Composite Return on Investment (CROI)

Identify data needs, sources & availability.



Develop Procurement Criteria

A- Typologies & Demography:

- Review of literature
- Picture of demographic changes

B - Procurement approaches :

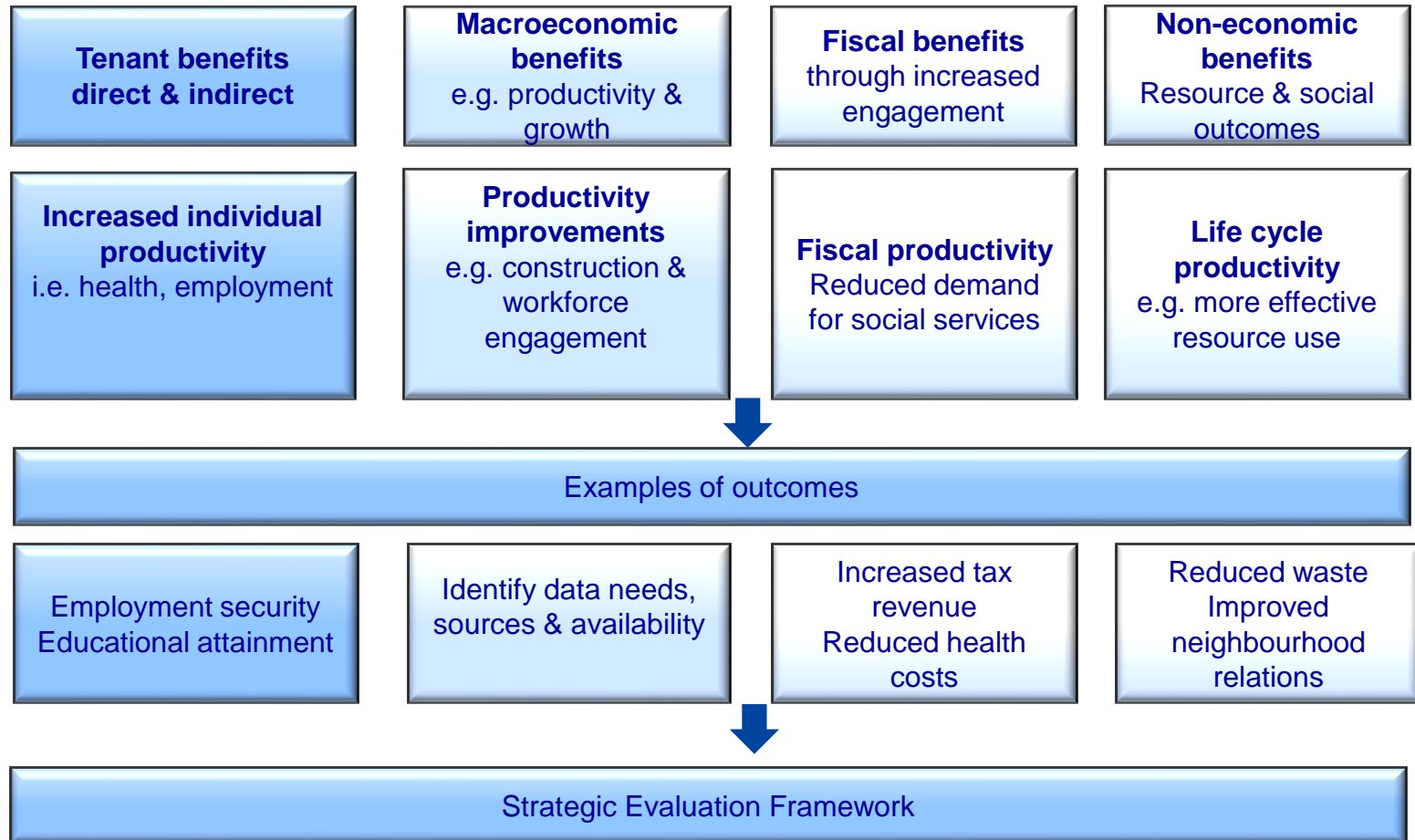
- comparing & contrasting different approaches
- 360 survey of stakeholders

C - Review funding & financing models

D - Criteria for social value procurement:

- Develop from above & consultation with core partners

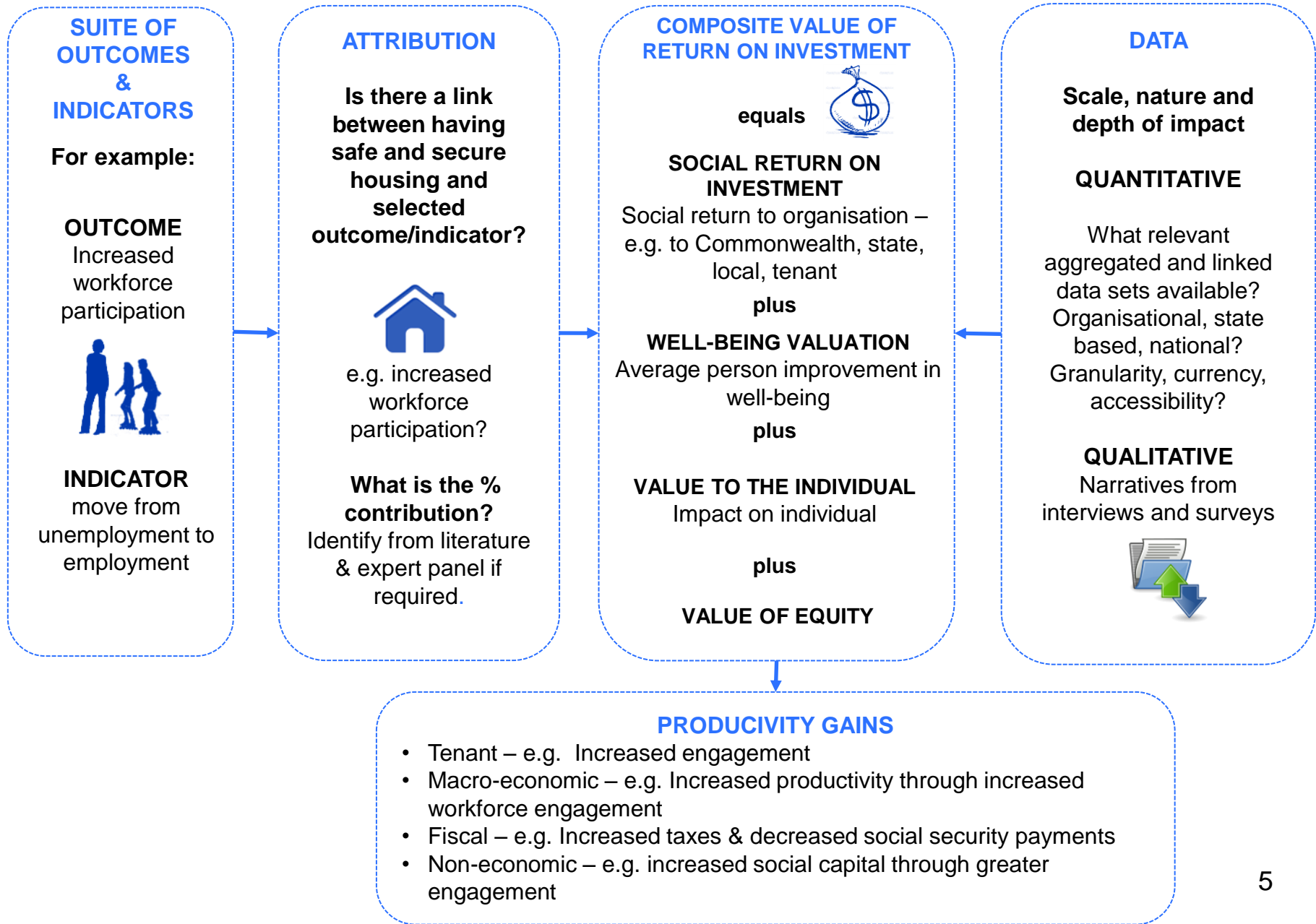
Productivity-based conceptual framework*



* Developed in the Rethinking Social Housing project



Strategic Evaluation Framework – 4 elements



Element 1 - Domains, Outcomes & Indicators



Community

(31 indicators)

- Rights & empowerment
- Equitable opportunities
- Community connectedness
- Social capital and cohesion
- Culturally rich
- Strong neighbourhood
- Perceptions of disorder



Education

(20 indicators)

- Increased participation
- Enhanced performance
- Access

Urban Amenity

(21 indicators)

- Place-making
- Neighbourhood resources
- Socialising
- Area regeneration
- Access to community activities
- Cultural heritage & identity
- Urban design



Employment

(5 indicators)

- Increased participation
- Mobility



Housing

(30 indicators)



- Improved access
- Ability to maintain tenancy
- Appropriate targeting & provision
- Effective provision
- Higher levels of inclusion
- Improved amenity
- Effective asset management
- Adequate insurance

Social

(17 indicators)

- Improved social wellbeing
- Reduced antisocial activity
- Reduced drug & alcohol dependence
- Improved family relationships



Environment

(19 indicators)

- Reduced resource consumption
- Reduced resource waste
- Bldg & site design appropriates & quality
- Quality of life
- +ve impact on environment
- Appropriate density



Health & Wellbeing

(8 indicators)

- Improved physical & mental health
- Reduced service demand
- Improved access to services
- Active & healthy living
- Improved productivity
- Improved access to healthy living



Economy

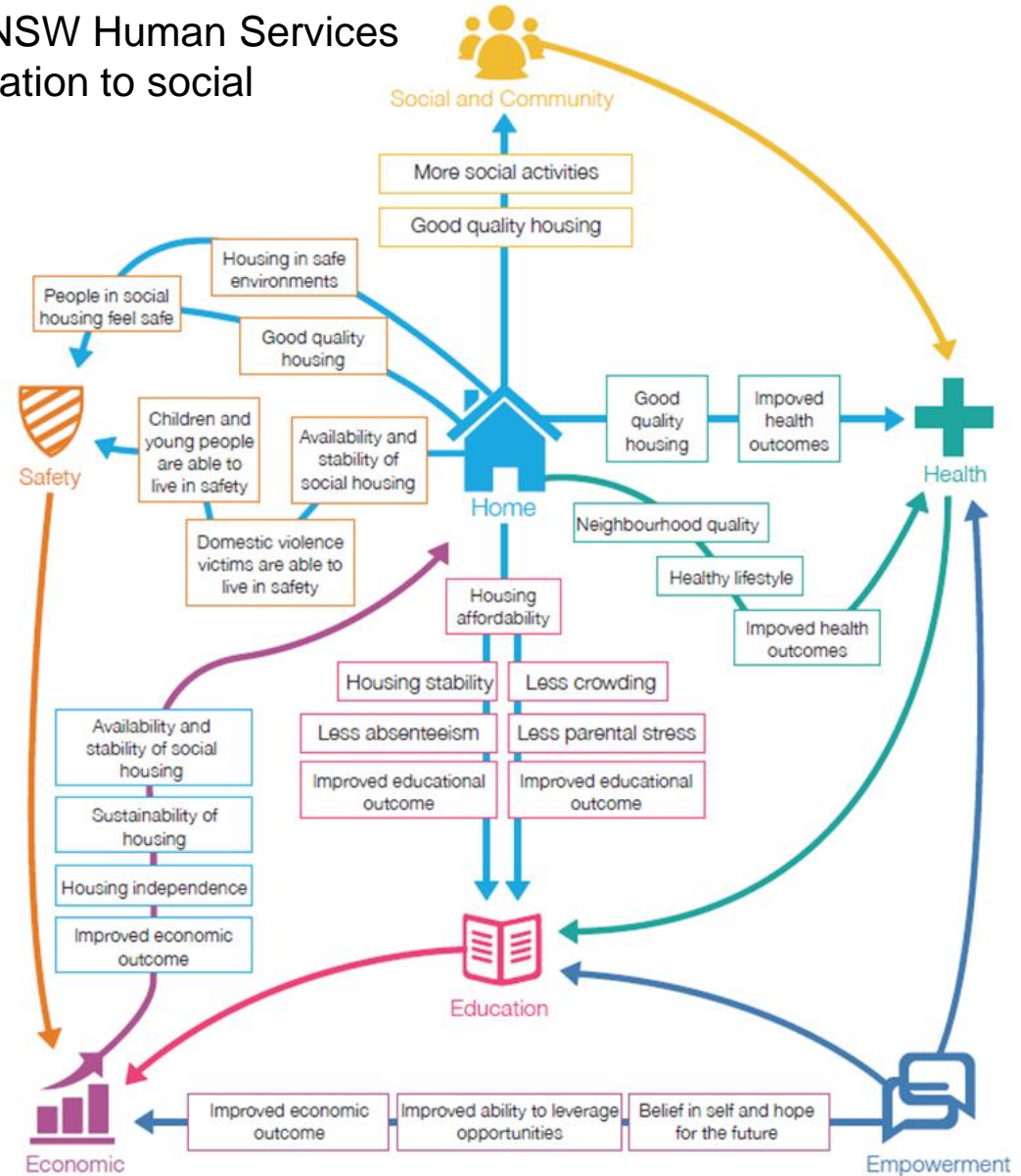
(33 indicators)

- Property values
- ROI
- Business Agility
- Economic stimulation
- Industry & personal productivity
- Long term savings
- Financial flexibility
- Reduced financial stress
- Housing affordability & Availability
- Balanced supply and demand
- Reinvestment in housing & services



Element 2 – Identifying & illustrating associations

An example – Causal Web - NSW Human Services Outcomes Framework: Application to social housing*



* Chilvers, M., J. Stewart, V. Rose and J. Miller (2016). NSW Human Services Outcomes Framework: application to social housing: Shared Outcomes Workshop. Sydney, Australia, NSW Families and Community Services.

Element 3 - Data

- Comprehensive summary of relevant data sources identified & provided in Final Research Report
- Data and Social Housing virtual roundtable held - identified key issues & opportunities
- Linked data opportunities important –allows for the longitudinal analysis of individuals to articulate the impact of housing - with data analysis looking at outcomes before housing, outcomes in housing, and outcomes after housing – used by
 - Telethon Kids Institute in WA - <http://telethonkids.org.au/about-us/>
 - NSW Data Analytics Centre - <https://www.finance.nsw.gov.au/nsw-data-analytics-centre>
 - The Australian University Researcher Infrastructure Network (AURIN) - <https://aurin.org.au/>
- Data visualisation examples provided

Element 4 - Composite Return on Investment (CROI)

SUB-ELEMENT 1

Social Return On Investment

Input - \$s invested into social housing provision as a program

Output - measure of broader benefits accrued to society as ratio of outcome to input or aggregated \$s value

Return on investment to investor - through establishing theory of change; for identifying indicators; financial proxies; \$ values; apply sensitivity analysis; and aggregating

Key productivity focus – macro-economic & fiscal

SUB-ELEMENT 2

Wellbeing valuation

Input - \$s invested into social housing delivery

Output - Headline wellbeing values of broader benefits x number of people impacted = social benefit

Improvement in well-being - life satisfaction - values derived from national databases for people that resemble those in which investment is made

Key productivity focus - macro-economic & fiscal

SUB-ELEMENT 3

Value to the individual

Input - \$s invested into provision of social housing for an individual

Output - accounting for value in the individual context

Impact on Individual - How a person's life changed as a result of social housing (type, scale and depth of impact) - determined through narratives

Key productivity focus - individual & non-economic

SUB-ELEMENT 4

Value of equity

Input - \$s invested into provision of social housing for a society

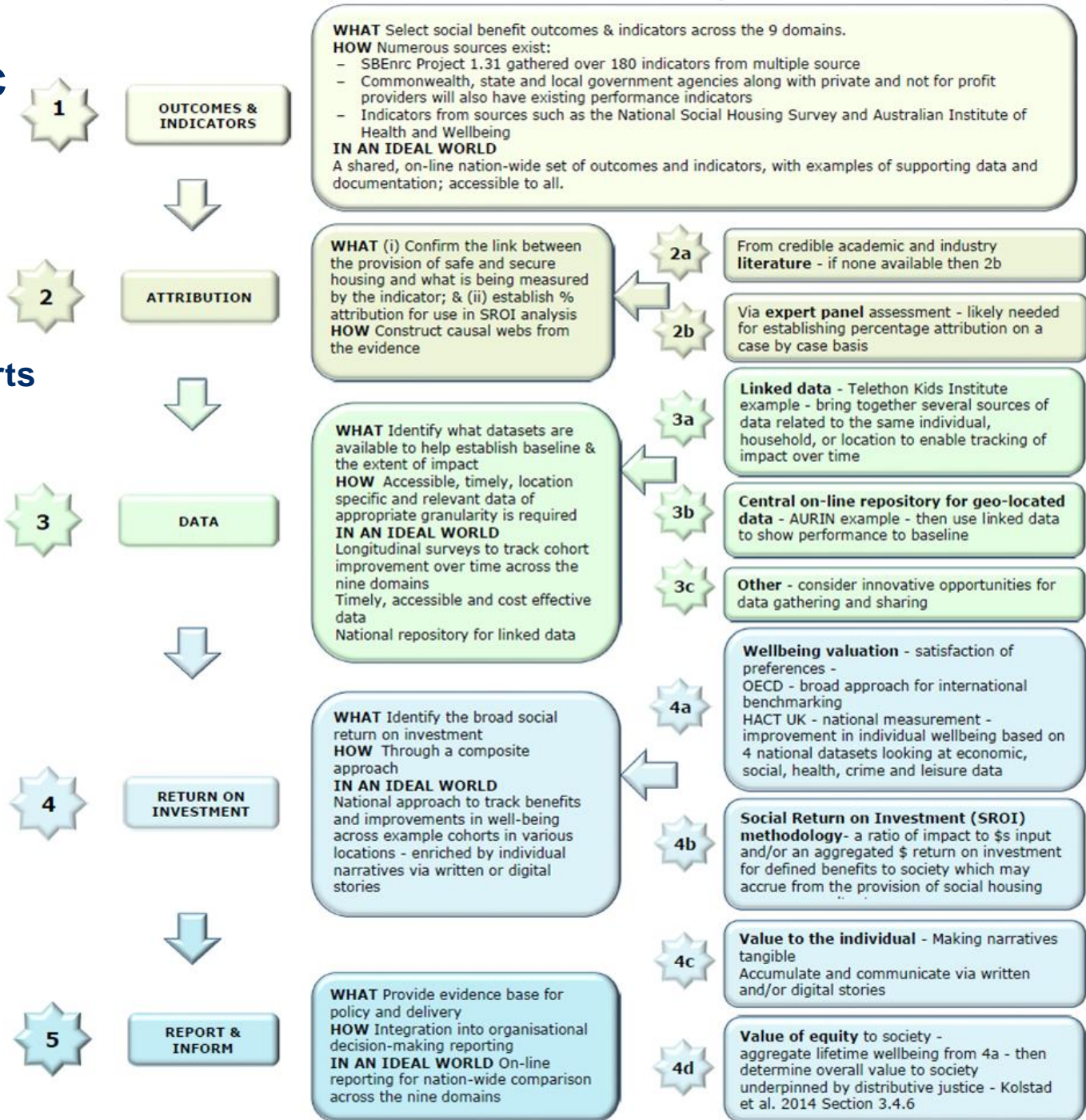
Output - value to society of equitable distribution of resources

Impact on society - a given total of wellbeing is more valuable the more evenly it is distributed

Key productivity focus - social capital

The Strategic Evaluation Framework Flowchart

See our Final Reports



Procuring Social & Affordable Housing

Better aligning social value procurement and delivery

Part A - Typology & demographics

Part B – Procurement approaches

Part C – Financing and funding models

Part D – Criteria for social value procurement



Image courtesy of NAHC

Part A – Typology & Demographics

Review of literature

- changing housing typologies of social & affordable community rental housing demand in WA, Qld and NSW
- limited review of international literature of alternate typologies e.g. long term cooperatives, collaboration with private co-owners, participatory design & sustainable precincts
- Focus on Canada, US, UK & selected northern European countries

Desk top research

- Changing demographics & impacts in WA, Qld & NSW - detailed data release 2016 Census on 27 June



Part B – Procurement approaches

Review of literature

- Summary of approaches in WA, NSW & Qld, comparing & contrasting different forms of approaches to social housing and affordable community rental
- limited review of relevant international procurement approaches, with the primary focus on current research in Canada, US, UK & EU.

360 degree survey of stakeholders

- incl. gov. delivery agencies, developers, architects, planners, asset managers, financiers and service providers in WA, NSW & Qld.



Part C – Financing and funding models

Review of financing and funding models:

- in Australia & internationally (esp. the UK),
- how private sector finance can enable builders and developers to deliver social and affordable housing as a lower price by volume

Part D – Criteria for social value procurement

Development of a set of criteria for analysis of social value procurement approaches, with recommendations to:

- optimise procurement efficiency & provide clarity, consistency & transparency around social value delivery
- ‘find-the-best-fit’ in optimising the investment risk equation & aligning the benefits
- Access to timely and accurate data will be an important element of delivery this

1.54 Procuring Social and Affordable Housing at:
<http://www.sbenrc.com.au/research-programs/1-54-procuring-social-and-affordable-housing-improving-access-and-delivery/>

1.41 Valuing Social Housing at:
<http://www.sbenrc.com.au/research-programs/1-41-valuing-social-housing/>

1.31 Rethinking Social Housing at:
<http://www.sbenrc.com.au/research-programs/1-31-rethinking-social-housing-effective-efficient-equitable-e3/>