

SBEnrc 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









SBEnrc 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.



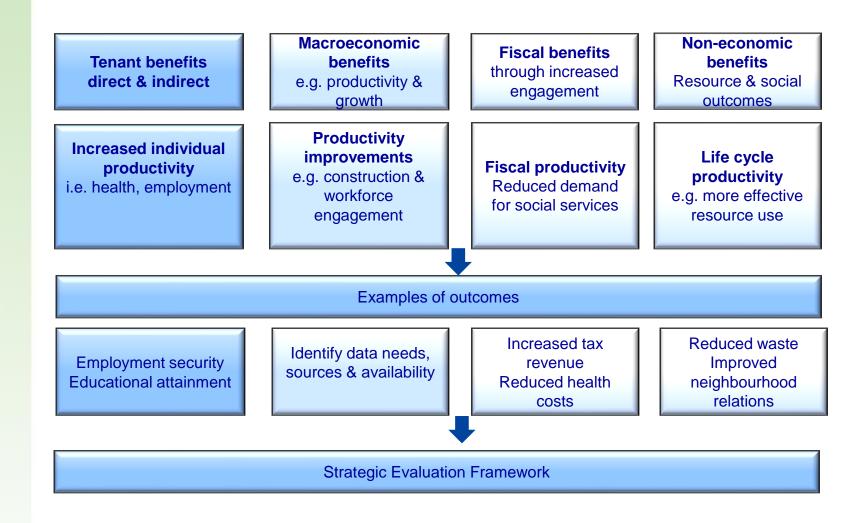
Develop Procurement Criteria

- 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

SUITE OF OUTCOMES & INDICATORS

For example:

OUTCOME

Increased workforce participation



INDICATOR move from unemployment to employment

ATTRIBUTION

Is there a link
between having
safe and secure
housing and
selected
outcome/indicator?



e.g. increased workforce participation?

What is the % contribution?

Identify from literature & expert panel if required.

COMPOSITE VALUE OF RETURN ON INVESTMENT

equals



SOCIAL RETURN ON INVESTMENT

Social return to organisation – e.g. to Commonwealth, state, local, tenant

plus

WELL-BEING VALUATION

Average person improvement in well-being

plus

VALUE TO THE INDIVIDUAL

Impact on individual

plus

VALUE OF EQUITY

DATA

Scale, nature and depth of impact

QUANTITATIVE

What relevant aggregated and linked data sets available? Organisational, state based, national? Granularity, currency, accessibility?

QUALITATIVE

Narratives from interviews and surveys



PRODUCIVITY GAINS

- Tenant e.g. Increased engagement
- Macro-economic e.g. Increased productivity through increased workforce engagement
- Fiscal e.g. Increased taxes & decreased social security payments
- Non-economic e.g. increased social capital through greater engagement

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



(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



consumption

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



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

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)

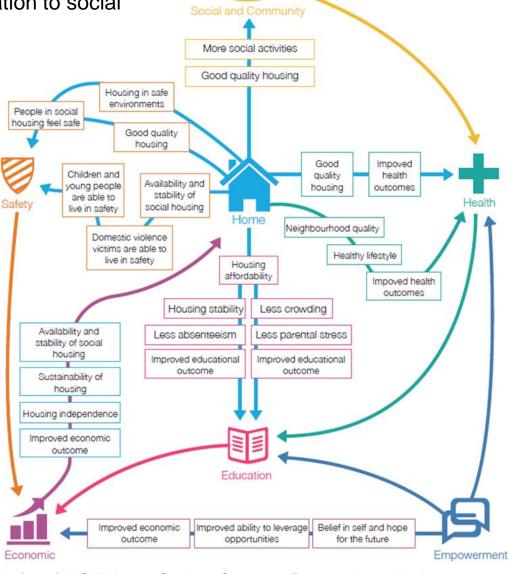
Property values
ROI
Business Agility
Economic stimulation
Industry & personal productivity
Long term savings
Financial flexibility
Reduced financial stress
Housing affordability &
Availability
Balanced supply and demand
Reinvestment in housing &
services

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

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

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

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

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

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

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

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



OUTCOMES & INDICATORS





ATTRIBUTION

See our Final Reports





DATA





RETURN ON INVESTMENT





REPORT & INFORM

WHAT Select social benefit outcomes & indicators across the 9 domains. HOW Numerous sources exist:

- SBEnrc Project 1.31 gathered over 180 indicators from multiple source
- Commonwealth, state and local government agencies along with private and not for profit providers will also have existing performance indicators
- Indicators from sources such as the National Social Housing Survey and Australian Institute of Health and Wellbeing

IN AN IDEAL WORLD

A shared, on-line nation-wide set of outcomes and indicators, with examples of supporting data and documentation; accessible to all.

WHAT (i) Confirm the link between the provision of safe and secure housing and what is being measured by the indicator; & (ii) establish % attribution for use in SROI analysis HOW Construct causal webs from the evidence



From credible academic and industry literature - if none available then 2b

Via expert panel assessment - likely needed for establishing percentage attribution on a case by case basis

WHAT Identify what datasets are available to help establish baseline & the extent of impact HOW Accessible, timely, location

specific and relevant data of appropriate granularity is required

IN AN IDEAL WORLD

Longitudinal surveys to track cohort improvement over time across the nine domains

Timely, accessible and cost effective

National repository for linked data

WHAT Identify the broad social

3a 3b

3c

Linked data - Telethon Kids Institute example - bring together several sources of data related to the same individual, household, or location to enable tracking of impact over time

Central on-line repository for geo-located data - AURIN example - then use linked data to show performance to baseline

Other - consider innovative opportunities for data gathering and sharing

Wellbeing valuation - satisfaction of preferences -

OECD - broad approach for international benchmarking HACT UK - national measurement -

improvement in individual wellbeing based on 4 national datasets looking at economic, social, health, crime and leisure data

IN AN IDEAL WORLD

HOW Through a composite

return on investment

approach

National approach to track benefits and improvements in well-being across example cohorts in various locations - enriched by individual narratives via written or digital stories

WHAT Provide evidence base for

HOW Integration into organisational

reporting for nation-wide comparison

policy and delivery

decision-making reporting

across the nine domains

IN AN IDEAL WORLD On-line

Social Return on Investment (SROI) methodology- a ratio of impact to \$s input and/or an aggregated \$ return on investment for defined benefits to society which may accrue from the provision of social housing



Value to the individual - Making narratives tangible

Accumulate and communicate via written and/or digital stories



Value of equity to society aggregate lifetime wellbeing from 4a - then determine overall value to society underpinned by distributive justice - Kolstad et al. 2014 Section 3.4.6



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-socialand-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/

