

# ACHIA

Aboriginal Community Housing  
Industry Association NSW



Friday, 3 May 2024 | ACHIA Alert #27

## 2024 Deadly Housing Summit



And... that's a wrap!

The 2024 'Inaugural Deadly Housing Summit' was a huge success.

Over 2 full days, Subject Matter Experts (SMEs) delivered group and 1:1 capability-building sessions on Finance, Energy Efficiency and Asset Management, Land Dealings, Architecture and Design, Risk and WH&S and Industrial Relations Law to ACHPs from across NSW.

The 2024 Deadly Housing Summit is another deliverable of The Coolamon Project, with SO much more on the horizon **#watchthispace**.

If you couldn't join us for this event and would like more information about the ACHIA NSW SME network, you can contact Paul Douglas, Director - Project Development and Implementation at [Paul.D@achiansw.org.au](mailto:Paul.D@achiansw.org.au).

Deadly Housing Summit Subject Matter Experts:

[James Ritchie FGIA](#) and [Bronwyn Smart FGIA CAHRI](#) of [The Mindful Risk Group](#)

[Elizabeth McDonald](#) of [Chalk & Behrendt Lawyers & Consultants](#)

[Andrew Broffman](#) of [The Fulcrum Agency](#)

[Josh Duke](#) of [Deloitte](#)

[Simon Kumar](#) of [Concord Lawyers](#)

[Wesley Fernando \(MBA\)](#) of [Gombiz Solutions](#)

[Catherine Stuart](#) of [Lee Road Consulting](#)

[Trent Lynwood](#) of [Leavie Project Management and Consulting](#)

[Ruby Heard](#) and [Sebastian Crangle](#) of [Alinga Energy Consulting](#)

[Janelle Brown](#) of [First Nations Consultants, Australia](#).



## Proposed AHO-ACHP Contract

ACHIA NSW wrote to the Aboriginal Housing Office (AHO) on 3 November 2023, and sent a follow up letter on 8 April 2024 highlighting significant concerns with the current draft contract template for Common Terms and Conditions.

The concerns highlighted by ACHIA NSW include:

- Homes NSW is seeking contract consistency which is not reflected in the draft contract template.
- The (key) principles provided within the contract as a guiding vision of working together is lost with unacceptable and unfair liabilities being transferred to ACHPs.
- The current contract template disadvantages ACHPs and increases the gap between ACHPs and CHPs, including with regard to:
  - structural repair responsibility; and
  - the addition of a bespoke insurance clause which will reduce the availability of insurers willing to participate.
- A lack of available information and detail about the level and type of independent financial advice sought by AHO in developing the draft contract, with specific reference to the contract structure and the intent of the contract to allow ACHPs to lend using cash flow of rent - a significant variance in comparison to conditions applied to CHPs.
- The Asset Management Framework is not consistent with the contract terms offered.
- AHO to provide current asset plans with signing of new contracts, inclusive of collected rents to support asset sustainability (planned maintenance).

Do you have concerns about the Common Terms and Conditions contract proposed by AHO? If so, we encourage you to call the ACHIA NSW Sector Development Team to discuss, so we can incorporate your perspective whilst affording you anonymity - unless you specify otherwise. Please see contact details following.

Lynnett Newton, Housing Industry Development Manager on [0429 044 133](tel:0429 044 133)

Paula Taylor, Housing Industry Development Manager on [0497 096 919](tel:0497 096 919)

Simon Wade, Director - Sector Development on [0491 208 899](tel:0491 208 899)

ACHIA NSW will continue to advocate for fairer contract conditions and a position that provides an equal standpoint for ACHPs serving communities throughout NSW on behalf of government.

# AHO Rent Policy & Market Rent

AHO Rent Policy calculations are built into the AHO Rent Calculator. Rent is based on household income and market rent values.

## **Income-based Rent**

Income-based rent is calculated as 25%-35% of household income + 15% of any applicable Family Tax Benefit and 100% of applicable Rent Assistance.

## **Market Rent**

Market Rent is guided by the Department of Communities and Justice (DCJ) rent tables report.

100% of Market rent is applied as the upper cap for any household rent setting.

The condition of a property will also have a bearing on the overall market rent value, which can be determined by checking same or similar properties in the proximity.

The AHO Rent Policy only applies to AHO-managed properties or when there is agreement to use the policy when managing other organisations' properties.

## AHO Rent Policy

### NSW Rent & Sales Dashboard

# COOEE Festival

As a 2024 stall holder, ACHIA NSW will support Link-Up NSW and attend the COOEE Festival on **Saturday, 25 May 2024**.

COOEE will be held at Shalvey in Western Sydney and is a community-based event that celebrates Aboriginal Australia's survival and resilience.

If you are interested in attending this amazing cultural event, and catching up with the ACHIA NSW team, you can check out the details at the link below.

[CHECK IT OUT HERE](#)

# NCOSS Regional Forum

Call out to Aboriginal Community Housing Providers out west – specifically in Dubbo, Forbes, Parkes, Condobolin, Wellington, Coonamble, Coonabarabran, Bourke, Nyngan, Cobar, Walgett, and Brewarrina!

## **NCOSS REGIONAL FORUM – DUBBO**

**DATE: 22 May 10am to 3.30pm**

**VENUE: Rhino Lodge 14L Camp Rd Dubbo**

Join in the conversation about how to reduce risk for regional communities in Western NSW.

**NCOSS** and local hosts **Mission Australia** in Dubbo would like to invite decision makers from social services, community organisations, lived experience advocates, and government agencies, including Local Government, from Western NSW to an interactive in person Regional Forum in Dubbo.

The focus of the day will be:

- Keeping communities safe and kids out of jail.
- Keeping communities housed.
- Workforce issues in the social service sector.

Confirmed speakers include:

- **Cara Varian - CEO NCOSS** and **Dale Towns – Area Manager, Mission Australia Dubbo** will introduce the day and highlight some of the issues being discussed.

- **Rebecca** Pinkstone – CEO Homes NSW – Rebecca will discuss how HomesNSW hopes to transform the way social and affordable housing is done to increase access, improve tenant experience, and collaborate with services on the ground.
- **Dr Mindy** Sotiri – CEO Justice Reform Initiative – Dr Sotiri will talk about what works to keep kids out of jail and communities safe.
- Local speakers from a variety of youth, housing and employment services.

The full program will be released closer to the date but there will be plenty of opportunities for participants to discuss issues, challenges and opportunities. These discussions will be captured in a report that will inform NCOSS advocacy and local advocacy in your communities.

[REGISTER HERE](#)

# ACHP Grant and Training Opportunities

## **Public Interest Disclosure Training for LACLS - NSW Ombudsman**

The NSW Ombudsman are offering free, online training sessions for LALCs from **7 to 23 May** on the new *Public Interest Disclosures Act 2022*. Those who should undertake the training include CEOs, managers and supervisors, and disclosure officers within LALCs.

On Tuesday **23 April 2024** they will also host a morning and afternoon online information session for LALCs to help them determine who in their teams needs to attend training and which session they should register for.

**Register:** <https://www.ombo.nsw.gov.au/training-and-events/upcoming-PID...>

## **NSW Social Housing Energy Performance Initiative**

This new Program will deliver energy improvements in over 24,000 social housing homes across NSW. These energy efficiency upgrades could include solar systems, reverse-cycle air conditioners, heat pump hot water systems, LED lighting, ceiling fans, window shading, insulation and draught proofing.

The Commonwealth and New South Wales Governments are providing \$175 million total funding over the next 4 years for energy upgrades in social housing. This will help reduce energy bills for tenants and keep their homes cooler in summer and warmer in winter.

There is a limited number of places available, with only 24,000 homes making the cut, so be quick and don't miss out!

**More Information:** [sustainability@environment.nsw.gov.au](mailto:sustainability@environment.nsw.gov.au)

## **NSWALC Small Community Grants**

NSWALC will make small grants available to community members and community organisations in each NSWALC region for the following purposes:

- To assist Aboriginal people to participate in arts, crafts, and sporting activities;

- To encourage participation in and the maintenance of contemporary and traditional cultural life of the Aboriginal community;
- For promoting understanding of and respect for Aboriginal culture;
- For supporting personal development opportunities for Aboriginal people; and
- For supporting the health and wellbeing of Aboriginal peoples in NSW.

Apply: <https://alc.org.au/scgl/>

# Upcoming Conferences

## **Disrupting Violence Against First Nations Women**

**8 - 9 May 2024, Sydney**

This conference provides a platform to address the need for appropriate and effective early intervention and primary prevention for First Nation communities so that we can respond, prevent, and understand the continued violence against Women and Children.

### **Disrupting Violence Against First Nations Info**

## **AHURI**

**9 May 2024, Sydney**

This one-day conference will explore the findings from the AHURI inquiry, Informing a strategy for circular economy housing in Australia. The program will facilitate a broader discussion about what it will take to decarbonise Australian housing through the full lifecycle from construction through to demolition.

### **AHURI Info**

## **6th National Housing & Homelessness Forum**

**14 - 17 May 2024, Darwin**

This event stands as a beacon of hope, meticulously designed to equip delegates with crucial tools, strategies, and insights to combat the multifaceted issue of homelessness. With a jam-packed 4-day agenda, it features 50+ outstanding speakers and captivating case study-led sessions.

### **National Housing & Homelessness Info**

## **HIA National Conference**

**16 - 18 May 2024, Cairns**

The three-day conference features world class speaker presentations with business learning outcomes, interactive workshops, networking opportunities and culminates in the celebration of the best in the industry at the HIA-CSR Australian Housing Awards.

## HIA Info

### First Nations Women in Leadership Summit

22 - 23 May 2024, Brisbane

Hear from First Nations Women and be inspired by shared stories of leading transformative change through passion, connections, resilience, wisdom, knowledge, experience and new perspectives.

Nurture your leadership aspirations and learn how to navigate leadership spaces and the challenges that lie therein. This conference inspires women on their leadership journeys and helps future leaders prepare to bring about change that empowers women to achieve equality and equity.

### First Nations Women in Leadership Summit Info

#### NSW Housing Summit, Sydney

13 June 2024

The Property Council presents the Housing Summit 2024, a major event aimed at addressing the multi-dimensional housing challenges facing New South Wales. Building upon the success of last year's program, this year's Summit promises an insightful exploration into the progress made since the introduction of the state's major housing reforms and the pathway forward to meet targets ahead of the formal commencement of the National Housing Accord.

#### Key Themes:

**Navigating Policy Changes:** Explore the implications of recent changes to the Housing SEPP, introduction of Transport Oriented Development Program, and Low- and Mid-Rise planning adjustments. Learn how these reforms can streamline housing delivery while addressing existing constraints.

**Government Action and Industry Progress:** Gain valuable insights into the operationalisation of planning policies and the changes to the state's planning assessment function.

**Financial Enablement:** Hear from finance sector leaders on strategies to facilitate housing delivery across diverse asset classes. Discover solutions to de-risk investment in residential projects amidst a challenging interest rate environment.

**Activating all Assets:** Examine the barriers and pathway forward for purpose-built student accommodation, seniors housing and other alternate housing options in meeting our National Housing Accord targets.

**Innovations in Housing Delivery:** Gain international insights and explore innovative approaches to new housing delivery methods, from planning and design to construction.

#### NSW Housing Summit

# IBA Home Ownership

Together, lets empower our communities and pave the way for brighter futures. Reach out to us and nominate your interest in a visit from IBA today, because everyone deserves the chance to call a place their own.

If your community would benefit from a visit from IBA to talk everything home ownership, click the link below.

[Schedule a Visit](#)

# SME HIGHLIGHT

## **The Mindful Risk Group**

The Mindful Risk Group offers a wide range of services aimed at reducing risk exposure and maximising the value of organisational risk management efforts. Led by James Ritchie, CEO and Bronwyn Smart, COO, they are one of Australia's leading risk, governance and safety consulting, research & advisory firms, providing focused and personalised solutions to highly regulated sectors.

James and Bronwyn support organisations to build internal capability with contemporary frameworks, processes and resources, reducing complexity on topics that at times can appear overwhelming.

James is an experienced risk and safety professional with more than a decade of experience delivering WHS, Risk Management, and Compliance functions at operational and executive levels in both government and corporate sector environments. As the CEO of The Mindful Risk Group, James assists organisations to develop WHS and Risk Management capability through risk advisory as well as developing risk research and thought leadership.

Bronwyn is an experienced Risk and WHS consultant, auditor and trainer with a background in private sector organisations as well as state and local government. Working across a variety of industries including mining, defence, emergency services, financial services, Indigenous organisations, universities, the VET sector, charities and NFPs, this experience is complemented with proven ability to lead change to improve risk, government and safety outcomes.

### **James Ritchie**

CEO, The Mindful Risk Group

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Continue to send us your pictures of “**Welcome to Country**” signs, acknowledging the beautiful lands in which we live and journey through.

By sending in your pictures, we acknowledge Aboriginal people and lands we call home.

Together, let's weave a visual tapestry that reflects the profound beauty and enduring spirit of our people.

**Email:** [comms@achiansw.org.au](mailto:comms@achiansw.org.au)

### **ACHIA NSW**

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