



**Government
of South Australia**

Minister for Human Services

Our ref: MCOR/0036
Your ref: 6985436

Level 12 South
1 King William Street
Adelaide SA 5000
GPO Box 2832
Adelaide SA 5001
DX 115
Tel 08 8463 6560
Fax 08 8463 4480

Ms Nat Cook MP
Member for Hurtle Vale
PO Box 158
WOODCROFT SA 5162

Sent by email: tristan.rust@parliament.sa.gov.au

Dear Ms Cook

Freedom of information application

I refer to your application under the *Freedom of Information Act 1991* (the Act), received by the Office of the Minister for Human Services on 10 July 2018 seeking access to:

Since 17 March 2018, copies of any and all advice and documents (including but not limited to physical, electronic or written briefs, minutes, emails, and any other correspondence) regarding the full conditions assessment of Housing SA properties to support strategic asset management plan.

Unfortunately, the Minister's Office was unable to make a determination on your application within the 30 days, therefore it is considered to be a 'deemed refusal' under section 19(2)(b) of the Act. However, our office has continued to process your application outside of this timeframe. Section 19(2)(a) of the Act provides that an agency can release documents outside of the thirty day timeframe, and this is still taken to be a determination under the Act.

Four documents have been located that fall within the scope of your application, and I have determined to release two documents in part, one document in full and refuse access to one document in full. Section 20(4) of the Act provides that if it is practicable to give access to a copy of a document with exempt matter deleted, and it appears that the applicant would wish to be given such a copy, the agency must give access to a copy of the document to this limited extent.

Document 1 was specifically prepared for use in Parliament, and its release would infringe the privilege of Parliament. I have therefore determined it be exempt in full pursuant to clause 17(c) of Schedule 1 to the Act.

Documents 2 and 3 contain details that would identify a third party; the release of these details would be an unreasonable disclosure of personal information. I have therefore determined this information exempt pursuant to clause 6(1) of Schedule 1 of the Act, and am releasing the documents to you in part.

Please find enclosed a copy of the documents, and a document schedule containing a brief description of the documents.

If you are dissatisfied with my determination, you can seek an internal review by writing to the Minister for Human Services as the Principal Officer of the agency. Your request should be sent within 30 days of your receipt of this letter.

In accordance with the requirements of Premier and Cabinet Circular PC045, details of your FOI application, and the documents to which you are given access, will be published on the agency's disclosure log. A copy of PC045 can be found at <http://dpc.sa.gov.au/what-we-do/services-for-government/premier-and-cabinet-circulars>.

If you have any questions in relation to this matter, please contact Amanda Hockings, Office Manager, on telephone 8463 3388 or by email at amanda.hockings2@sa.gov.au. If you disagree with publication, you will need to advise the Office Manager within two weeks of the date of this determination.

Yours sincerely



Amanda Hockings
ACCREDITED FOI OFFICER

3 / 9 / 2018

SCHEDULE OF DOCUMENTS – 18MCOR/0036

Freedom of information application from Nat Cook MP seeking access to *Copies of any and all documents (including but not limited to physical, electronic or written briefs, minutes, emails, diary entries and other correspondence) regarding the full conditions assessment of Housing SA properties to support strategic asset management plan.*

No	Author	Addressee	Date	Description of document	Determination	Reason
1.	Department of Human Services	Minister for Human Services		Parliamentary Briefing Note	Refused in full	Exempt – clause 17(c) – Parliamentary privilege
2.	Department of Human Services	Minister for Human Services	15 June 2018	Briefing – Audit of Public Housings	Released in part	Exempt – clause 6(1) – Personal affairs
3.	Minister for Human Services	Constituent		Draft response to constituent	Released in part	Exempt – clause 6(1) – Personal affairs
4.	Department of Human Services	Minister for Human Services	9 April 2018	Agenda Item	Released in full	



TO MINISTER FOR HUMAN SERVICES

RE: EMAIL FROM [REDACTED] - AUDIT OF PUBLIC HOUSING

Decision/action required by: Not applicable

Reason: Not applicable

Recommendation	Response
1. That you note the briefing regarding [REDACTED] concerns about the sale of South Australian Housing Trust properties and the need to provide affordable rental housing.	Approved / Not Approved / Noted
2. That you approve the draft response to [REDACTED]	

Comments:	<div style="text-align: center;">----- Hon Michelle Lensink MLC / / 2018</div>
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KEY POINTS

- On 29 May 2018, [REDACTED] emailed your Parliamentary email expressing concern about the sale of South Australian Housing Trust (SAHT) properties.
- [REDACTED] advocates that the SAHT focus on the supply of affordable rental housing for people who cannot afford private market rents.
- The draft response to [REDACTED] (attachment 1) describes the strategic asset management process for social housing, and highlights the government's commitment to modernise the social housing system based upon your Ministerial Statement to the Legislative Council on 5 June 2018.

DISCUSSION

Strategic Asset Management Plan

The SAHT's Strategic Asset Management Plan guides the acquisition, use and disposal of social housing assets to make the most of their service delivery potential, and manage risks and costs over their entire life. The plan has informed the drafted response to [REDACTED]

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Asset Condition Audit

The Liberal Government committed to initiate a full conditions assessment of Housing SA properties to support the Strategic Asset Management Plan within the first 30 days.

The SAHT has entered into a contract with RTC Facilities Maintenance (SA) Pty Ltd (RTC) to conduct an Asset Condition Inspection program of public housing properties in South Australia. The last comprehensive inspection of the SAHT's assets was conducted in 2003.

The program of inspections commenced on 26 March 2018 and will assess the physical and structural condition of approximately 33,000 SAHT properties across three years.

The contract, worth \$4.4 million, is funded through the Housing SA maintenance budget across three financial years (2018-19, 2019-20 and 2020-21).

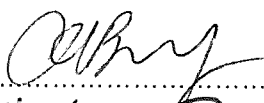


BUDGET

Are there financial implications

No

MEDIA/SENSITIVE:

No

Division	Housing SA		
Director	Katherine Hawkins	 signature	15.6.18
Executive Director	Philip Fagan-Schmidt	 signature	15.6.18
Chief Executive	Tony Harrison	 signature	19.6.18 date

ATTACHMENTS

1. Draft response to [REDACTED]

Contact Officer:	Catherine Burgess, Manager, Strategic Policy and Projects (08) 820 70179, Catherine.Burgess@sa.gov.au
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18MSHO/0416

Dear [REDACTED]

Thank you for your email dated 29 May 2018, regarding the sale of public housing properties and the role of the South Australian Housing Trust (SAHT) in providing affordable rental housing.

I would like to assure you that the sale of public housing dwellings is not an action taken without careful planning and analysis. The SAHT portfolio of social housing properties is large, diverse and spread across the state. To make the most of this vital housing stock, the State Government uses strategic asset management processes to evaluate dwellings and determine their management into the future. As part of this process, the SAHT may decide to retain, improve, replace, acquire or sell a dwelling, as part of its lifecycle. This ensures the SAHT building portfolio is aligned with housing demand, government priorities and is delivering optimum social value for money.

For example, under the Renewing Our Streets and Suburbs initiative, the State Government is managing a program of urban renewal in areas with high concentrations of aged social housing stock, with the aim of providing more suitable, liveable and affordable neighbourhoods.

As you have mentioned, Housing SA has commenced the Asset Condition Survey program to provide a full audit of the physical and structural condition of approximately 33,000 SAHT properties. This three-year program will assist with the strategic asset management planning and determine maintenance activity for future years.

This government's first step towards modernising the housing system is to bring the SAHT into the modern era by operating as a new housing authority from 1 July 2018. This will enable a system-wide focus and a new business model to drive improved operational performance and customer outcomes.



South Australia needs a housing system that is more sustainable and viable into the future. I am excited to lead the establishment of the new housing authority and our state's new strategic housing direction that promises greater social and affordable housing outcomes for South Australians.

Thank you for raising this issue and I trust this information is of assistance to you.

Yours sincerely

Hon Michelle Lensink MLC
MINISTER FOR HUMAN SERVICES

/ / 2018



MINISTER FOR HUMAN SERVICES MEETING		
AGENDA ITEM		
TITLE OF PAPER:	Asset Condition Inspection of Public Housing	
MEETING DATE	11 / 04 / 2018	DISCUSSION
KEY POINTS	<ol style="list-style-type: none">1. Advise the Minister for Human Services of the recently commenced Asset Condition Inspection Program in line with the 2018 Election commitments.2. Advise the Minister for Human Services on how the outcomes of the Asset Condition Inspection program will support the Strategic Asset Management Plan.3. Discuss the potential for the program to be completed in a shorter timeframe.	

Minister's Comments:

BACKGROUND

Consistent with the 2018 Election Commitment to initiate a full conditions assessment of Housing SA properties to support the Strategic Asset Management Plan (SAMP), the South Australian Housing Trust (SAHT) has entered into a contract with RTC Facilities Maintenance (SA) Pty Ltd (RTC) to conduct an Asset Condition Inspection (ACI) program of Public Housing in South Australia. The value of the contract is \$4.4 million, funded through the Housing SA maintenance budget.

RTC have advised Housing SA that the program of inspections commenced on 26th March 2018 which is within the promised 30 days from Election commitment. The parties to the contract have agreed on pricing and resourcing for the program on the assumption the inspections will be performed across three financial years commencing 2017-18.

The ACI will assess the physical and structural condition of approximately 33,000 SAHT properties. The purpose of this program is to inform the SAMP and determine the maintenance activity requirements for coming financial years.

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DISCUSSION



To inform the SAMP, the ACI considers a range of attributes for each dwelling, and provides a rating on the current standard. The ratings inform Housing SA on the requirement for repair, upgrade or replacement of attributes, and a recommendation on the timeliness of the required works. Housing SA will use this information to programme future maintenance activity. This information will also provide Housing SA with clarity around the maintenance liability across the assets.

Progress and data reports will be provided by RTC, however the content and frequency is yet to be determined. In the early stages of the contract, meetings will be held frequently to monitor any potential issues; the contract reporting and meeting requirements after this time will be monthly.

Any immediate health and safety repairs are reported to the Housing SA Maintenance Centre as they arise, so work orders can be raised immediately on high priority matters. In addition, reporting on suspected human neglect, squalor or hoarding, clandestine drug laboratories and termite activity/structural issues are required to be reported through to Housing SA, and directed to the appropriate area for action as they arise.

FINANCIAL IMPLICATIONS (if relevant)

Current estimated cost of the program is \$4.4 million for the three-year program. Funding for the program has been allocated from within Housing SA Maintenance budget.

Housing SA	Property and Contract Management		
Executive Director	Philip Fagan-Schmidt	 signature	09/04/18
Chief Executive	Tony Harrison	 signature	09/04/18

ATTACHMENTS

1. Nil

Contact Officer:	Fiona Clarke, Manager, Maintenance Strategy and Contract Management 7424 7367 / fiona.clarke2@sa.gov.au
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