

Information Session

Request for Grant Proposal (RFGP)
Campbell Street Supported Accommodation

Thursday 16 February 2023 at 11.00 am
Virtual briefing via MS Teams

**Homes
Tasmania**

Building homes,
creating communities.



Overview

- Background
- Policy
- Key Performance Indicators
- Rent setting
- Utilities subsidy
- Description
- Request for Grant Proposal
- Specifications
- Contractual arrangements

Presenter: Belinda Jones, Manager, Planning and Purchasing

Questions

- Queries can be raised at the end of the MS Teams Presentation
- Alternatively, queries can be sent to housing.programs@homes.tas.gov.au prior to the closing time of 2pm, 9 March 2023
- Responses to all queries will be made available on the Homes Tasmania website

Background and context

- Homes Tasmania is committed to increasing the supply of supported accommodation in Tasmania
- Long-term accommodation for men and women aged 18 and over, who need integrated housing and support to maintain safe, secure, affordable accommodation
- Campbell Street Supported Accommodation Facility (SAF) is an existing facility currently managed by Salvation Army in Hobart
- The Salvation Army contract for Campbell Street ends on 30 June 2023
- Homes Tasmania is re-tendering the management to ensure best service delivery and value for money

Policy

- Homes Tasmania Policy for Long-Term Supported Accommodation
 - Transition out of homelessness and into a stable home with integrated support
 - People aged over 18 years with low to moderate living skills
 - Applications are made through Housing Connect

Homes Tasmania is introducing a policy framework and practice guidelines specifically for Housing Connect 2.0.

When finalised, the policies and practice guidelines will provide the policy setting for managing long-term supported accommodation. Until then, this document remains a draft.

Key Performance Indicators

TITLE		INDICATOR	PERFORMANCE TARGET	DATA SOURCE
KPI 1	Occupancy rate	Proportion (%) of all residential units at the premises each month that are occupied	≥ 95%	Housing Support Provider
KPI 2	Securely housed at exit	Proportion (%) of tenants with closed support periods who moved into secure housing	≥ 75%	SHIP-TAS
KPI 3	Support provided and referred	Proportion (%) of tenants who have been provided support or referred to services in line with identified need	≥ 90%	SHIP-TAS

The successful proponent must engage in the review, development and implementation of the program's Key Performance Indicators

Rent setting

- 25 per cent of assessable income plus 100 per cent of any Commonwealth Rental Assistance
- Additional \$50 utilities recharge for all services (including WiFi, laundry and use of communal areas)
- Current residents will receive a subsidy from Homes Tasmania to cover the utilities recharge
- New residents from 1 July 2023 will be charged the \$50 per fortnight utilities recharge fee

Utilities subsidy

- \$66 000 per annum to be indexed annually
- The funds pay for the \$50 utility recharge for all current residents who sign a new lease with the successful proponent
- The \$66 000 will be re-calculated on 1 July 2028, at the commencement of the second five-year funding term, if applicable
- The subsidy amount will be reduced by the total utility charges being received from new tenants

Description

- Site: 87-91 Campbell Street, Hobart
 - Consists of four levels and basement carpark
 - Community environment with office space, communal areas and outdoor terrace
 - 28 x studio independent living units
 - 16 x one-bedroom independent living units
 - 6 x one-bedroom independent disability units
 - 43 car spaces, including two with disability access

Description

- Co-location with Youth to Independence (Y2I) facility currently under construction and planned to commence by mid-2023
- Anglicare has been appointed through an RFGP process to manage the Y2I facility
- Car park
 - Previously included 50 car park space in the basement level
 - Will reduce to 43, including two with disability access, upon completion of the Y2I facility
 - Excess car parks will be leased to the public to provide additional revenue to deliver the agreed plan

Request for Grant Proposals

Submission requirements

- A. Proposal Form
- B. Financial Viability and Governance Form, and associated documents
- C. Compliance – Grant Deed, Head Lease, Homes Tasmania requirements, departures/term sheet *response template provided at Attachment C*
- D. Service Delivery – delivery plan and communication strategy
- E. Capacity – organisational chart; duty statements; financial model *response template provided at Attachment D*
- F. Experience – written response statement
- G. Economic and Social Benefits – written response statement
- Attachments – Grant Deed contains Policy, Head Lease, Departures/Term sheet, Financial model

Request for Grant Proposals

Qualitative criteria

- | | |
|--|-----|
| 1. Service delivery plan | 30% |
| • approach to delivering the service | |
| 2. Statement of capacity | 25% |
| • commitment and capacity within time and budget | |
| 3. Statement of experience | 20% |
| • knowledge, skills and previous experience | |
| 4. Economic and social impact statement | 25% |
| • opportunities for employment and training | |

Value for money assessment

Service specifications

- Core services
 - Tenancy management – service provider
 - Support services – service provider
 - Property management – Homes Tasmania
- Head Lease
 - Homes Tasmania pays all statutory charges, including Council rates
 - Provider liability for tenant damage = \$2 000 (Repair cap)
- Tenant damage – service provider
 - Homes Tasmania will pay all costs over and above the below amounts incurred for that relevant Financial Year:
 - the sum of \$10 000.00 per financial year where the premises comprises one to four dwellings, or
 - the sum of \$50 000.00 per financial year where the premises comprises five or more dwellings

Service specifications

- Service delivery plan
 - Safe and supportive
 - 'the Deal'
 - Strengths-based applying Advantaged Thinking
 - Co-ordinated with other services
 - Part of the community
 - Person centred
 - Culturally responsive
 - Exit planning

Contractual agreements

- Five years with Homes Tasmania, with an option of a further five years
- Grant Deed and Head Lease
- Single provider for tenancy and support
- Refer to Policy for Long-Term Supported Accommodation

Request for Grant Proposal

Closing time:

2:00PM AEST

Thursday 9 March 2023

Submit via email to: housing.programs@homes.tas.gov.au

Request for Grant Proposal

Planned timeframe for selection

March/April	Assessment and evaluation of submissions <i>Including any requests for additional information.</i>
April/May	Applicants informed of outcome.
June	Grant Deed and Head Lease with successful proponent/s agreed and signed.

Request for Grant Proposal

Contact officer

All enquiries to:

Annie Abbott

03 6166 3628

housing.programs@homes.tas.gov.au

Responses to all queries will be made available on the Homes Tasmania website.

Homes Tasmania

Building homes,
creating communities.

www.homestasmania.com.au