

# Housing policy for Beyond the Wire

## Purpose

This policy sets out the principles for providing dedicated transitional housing to people participating in the Beyond the Wire program.

## Policy context

Beyond the Wire is a reintegration case management program supporting men and women exiting prison to break the cycle of reoffending (recidivism). The Department of Justice funds the program, which is delivered statewide by The Salvation Army.

Homes Tasmania partners with a community housing provider to deliver transitional housing to support eligible program participants as they reintegrate into the community after prison.

A subsidised rent and lease of one-year is offered to eligible program participants facing homelessness, with the Salvation Army supporting tenants to find and keep stable long-term housing.

This policy applies only to the delivery and management of a dedicated housing portfolio supported by Homes Tasmania and does not govern the operation of the Beyond the Wire program itself.

## Eligibility and tenancy allocations

To be eligible for transitional housing provided through the Beyond the Wire program, participants must:

- be a participant of the Beyond the Wire program
- have no suitable accommodation available upon release from prison
- meet the income eligibility threshold for social housing and have an active social housing application on the Housing Register and
- be able to live independently and demonstrate the capacity and commitment to sustain a tenancy with appropriate support in place.

Allocations are made by direct referrals from The Salvation Army based on reintegration needs, housing availability, and suitability of property location. Once matched to a property, the community housing provider will accept the referral and contact the participant with an offer.

A residential tenancy agreement (lease) for up to 12 months may be offered. Lease terms may be adjusted in response to parole conditions or ongoing support needs. Senior tenancy management staff may exercise discretion in exceptional cases where no suitable alternative accommodation exists when a lease expires. Shared tenancies may be approved where appropriate.

Accepting a lease under the program does not affect a participant’s status on the Housing Register. Their social housing application will remain open, and they will retain their current highest priority status while they are housed in the program.

## Suitable properties

The community housing provider is responsible for retaining a portfolio of suitable properties for the contracted term with Homes Tasmania. These properties may be owned by the community housing provider or made available through other approved arrangements. The provider is responsible for identifying suitable properties.

Properties must:

- meet the minimum standards under the *Residential Tenancy Act 1997* (RTA)
- be furnished appropriately
- be located close to public transport and essential services
- consider accessibility needs for tenants living with disability.

Essential appliances include:

- one stove
- one refrigerator
- one microwave
- one washing machine.

Furnishings include:

- one bed (double) for a one-bedroom property, two beds for two-bedroom properties, and three beds for three-bedroom properties
- couch/armchair configuration appropriate to the number of tenants
- one dining table with a minimum of two chairs.

Properties located near schools, childcare services, or public parks, or in small, isolated areas or medium to high-density unit complexes, should generally be avoided unless there is a clear justification based on local demand and the safety and wellbeing of the surrounding community can be ensured.

### Preferred property locations

Properties must be in areas with access to transport, services, and reintegration opportunities. Exemptions to property locations may be provided where Parole Board restrictions apply, Table 1 outlines preferred locations across Tasmania.

**Table 1: Preferred location of properties**

South	North	North-West
<ul style="list-style-type: none"> <li>• Glenorchy area (Glenorchy, Claremont, Moonah, West Moonah)</li> <li>• New Norfolk</li> <li>• Greater Hobart area</li> <li>• Kingston</li> <li>• Clarence CBD and immediate surrounding suburbs</li> </ul>	<ul style="list-style-type: none"> <li>• Launceston area (inner Launceston, Newnham, Invermay, Kings Meadows, Norwood, Punchbowl, Youngtown)</li> <li>• George Town</li> </ul>	<ul style="list-style-type: none"> <li>• Devonport</li> <li>• Burnie</li> <li>• Ulverstone</li> </ul>

Properties must be suitable for single-person use, with one- or two-bedroom dwellings preferred. Larger dwellings may be considered for shared tenancies or where children are being accommodated.

Preferred locations and property types may be updated over time in response to demonstrated changes in demand or other program requirements, as agreed through program governance arrangements.

## Tenancy management

The community housing provider is responsible for tenancy and property management including rent collection and arrears management, conducting property inspections, completing maintenance and repairs and addressing anti-social behaviour. It also ensures compliance with the RTA and access to a complaints mechanism.

Tenants must fulfil their obligations under the RTA, including maintaining the property and paying rent on time.

Rents are affordably set at 30 per cent of the tenant's gross assessable income plus 100 per cent of any Commonwealth Rent Assistance for which they are eligible. Bond payments are waived.

Leases may be terminated early by either party in accordance with the RTA. Wherever possible, tenancy concerns should be identified early and addressed in consultation with the tenant's Beyond the Wire support worker, with a focus on preventing tenancy breakdown and supporting a positive housing outcome. Where negotiation is not reached, the RTA provisions apply.

The community housing provider receives funding to support tenancy management, including:

- Affordable rent and waiving of bond payments.
- Periods of vacancy and rent arrears.
- Furnishings and appliances.
- Verified losses associated with unrecoverable tenant damage.
- Necessary security or safety upgrades.
- Fixed water and electricity costs, including connection fees.

## Exit planning

Early planning is essential to avoid parole breaches and ensure a safe transition to longer term housing.

The Salvation Army support worker is responsible for coordinating exit planning in collaboration with the tenant and relevant services. This includes identifying long-term housing options and ensuring any support needs continue to be met.

Exit pathways may include social housing or affordable private rental with support in place.

## Reporting abuse or neglect

Where children, young people, or vulnerable individuals are present in a household, providers must follow the appropriate safeguarding pathways:

- Children (under 18): contact the Strong Families, Safe Kids Advice and Referral Line on 1800 000 123 if an unaccompanied child presents.
- Family violence concerns: contact the Family Violence Response and Referral Line on 1800 633 937.
- Suspected elder abuse: contact the Tasmanian Elder Abuse Hotline on 1800 441 169.
- Immediate danger: call 000.

Providers must also follow their organisation's internal procedures for incident reporting and safeguarding.

## Relevant resources

This Policy should be read in conjunction with the following:

- Social Housing Policy – [www.homestasmania.com.au/social-housing-policy](http://www.homestasmania.com.au/social-housing-policy)

## Our contact details



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