

Safe Homes program

Safe Homes is a new statewide transitional housing program for women and children experiencing family and domestic violence who are currently in crisis accommodation.

Overview

The Safe Homes program provides transitional housing for women, with or without children, who are experiencing family and domestic violence and who are ready to move beyond crisis housing.

If you are eligible and allocated a property, you will be offered a two-year fixed-term lease with Loreto Community Housing, a registered and experienced community housing provider. Loreto Community Housing will manage your tenancy and the property, and provide additional support as needed throughout your lease.

The program offers secure accommodation and tailored support for as long as you need it to help you stabilise your circumstances and find appropriate long-term housing in the private rental market or in social or affordable housing.

Eligibility

To be eligible for Safe Homes, you must be:

- a woman (with or without children) experiencing family and domestic violence
- currently residing in crisis accommodation or a family violence rapid rehousing property
- eligible for social housing with an active application, and
- assessed as able to sustain a tenancy, with appropriate supports.

Types and location of homes

Safe Homes properties are:

- furnished with essential household items, including beds, a refrigerator, a washing machine, a couch, a coffee table, and dining table and chairs
- larger in size (mainly three- and four-bedroom properties)

- located across Tasmania close to essential services, public transport and community facilities
- available for an initial two-year lease, with a possible extension if you have not secured long-term housing, remain eligible for the program and continue to meet the conditions of your lease.

Locations of the Safe Homes properties:

South	North	North-West
Brighton	Deloraine	Acton
Claremont	George Town	East Devonport
Derwent Park	Legana	Wynyard
Glenorchy	Longford	
Rokeby	Mayfield	
Sorell	Rocherlea	
West Moonah		

Applications

If you have a social housing application that meets the eligibility criteria, you will automatically be considered for the Safe Homes program.

Participation in the Safe Homes program is voluntary. Declining an offer will not affect your social housing application or your access to other housing or services.

You can apply for social housing by contacting Housing Connect on 1800 800 588 or by visiting one of their offices located in Hobart, Launceston, Devonport and Burnie.

Bond and rent

Safe Homes tenants pay the same rent and bond as social housing tenants. Rent is set at 25 per cent of your assessable household income, plus 100 per cent of any Commonwealth Rent Assistance you are eligible for.

Your rent will not exceed the market rent for the property. Market rent is based on the cost of renting similar properties in the same area, using data from the Real Estate Institute of Tasmania. If your lease is extended, any increase in market rent is capped at 15 per cent for each extension.

Loreto Community Housing will review your rent if your household income or the market rent for your property changes.

Loreto Community Housing requires a rental bond of up to four weeks' rent. If needed, you may be able to pay your bond in instalments.

Your bond must be lodged with the Rental Deposit Authority using MyBond:
www.cbos.tas.gov.au/topics/housing/mybond/tenants

Support

If you are offered a home through the Safe Homes program, Housing Connect will support you as you prepare to move in. Your crisis accommodation provider, or another service already providing you with support, may also help you.

Once your tenancy begins, Loreto Community Housing will provide ongoing tenancy support.

If your tenancy is at risk, Loreto Community Housing may refer you back to Housing Connect for additional support.

Allocations

When properties become available, Loreto Community Housing will offer it to an applicant on the Housing Register, based on their waiting time and whether the property meets their needs.

If you are offered a home, Loreto Community Housing will contact you using the details on your application. With your consent, Loreto Community Housing may also contact the shelter or another support provider to confirm that the property is suitable and that you have the support needed to maintain your tenancy.

If you accept a home through the Safe Homes program, your social housing application will remain active, and you will keep the same level of priority. If you choose not to accept a Safe Homes offer, your social housing application and priority will not be affected.

Frequently asked questions

What is Loreto Community Housing (LCH)?

LCH is an experienced Tasmanian social housing provider. LCH currently provide social, affordable and transitional housing across Tasmania.

What do I need to do as a tenant?

You need to comply with the *Residential Tenancy Act 1997*, which includes paying your rent on time, looking after the property by keeping it clean and undamaged, and being a good neighbour. You need to pay your water and electricity bills and any damage you may cause to the property.

What happens to my lease after two years?

You may be offered a lease renewal if you have not secured long-term housing, remain eligible for the program and continue to meet the conditions of your lease.

What happens to my social housing application if I accept a home in the Safe Homes program?

Your social housing application stays active, and your level of priority stays the same if you are allocated a home in the Safe Homes program.

Can I apply if I am not on the Housing Register?

To be considered for the Safe Homes program, you need to have an active social housing application and meet all other eligibility criteria. If you would like to apply but do not have a social housing application, you should contact Housing Connect on 1800 800 588 to discuss your eligibility and to complete an application.

Do I have to pay a bond?

Yes, you will be asked to pay a bond. LCH may charge a bond that is a maximum of four weeks' rent. The bond must be lodged using MyBond.

Will I be eligible for Commonwealth Rent Assistance?

If you are eligible for social housing, you will likely be eligible for Commonwealth Rent Assistance. You can contact Services Australia to find out more information. The amount of rent you pay to Loreto Community Housing will include your Commonwealth Rent Assistance.

More information

Housing Connect: 1800 800 588

Website: www.homestasmania.com.au/safe-homes