

Housing Dashboard

July 2021



The Framework

There are 23 indicators reported in this dashboard across 5 focus areas:

**Focus Area 1:
Housing Needs Met**

1. Number of households already in social housing
2. Households housed into social housing
3. Households assisted through Private Rental Assistance
4. Households assisted through Private Rental Incentives
5. Households assisted through Rapid Rehousing
6. Households assisted into home ownership
7. Total number of households assisted

**Focus Area 2:
Efficiency Of Existing
Dwellings**

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9. Turnaround time
10. Number of work orders completed
11. Proportion of work orders completed within benchmarks

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12. Applications on the Housing Register
13. Average time to house priority applicants
14. Proportion of allocations to priority applicants
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16. New long term homes
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Focus Area I: Housing Needs Met



I. Number of households already in social housing

2016 to 2020

As at 30 June	Public housing	Aboriginal housing*	Community housing	Indigenous community housing	Total
2016	7,038	221	5,736	75	13,070
2017	6,880	220	5,801	74	12,975
2018	6,856	215	5,749	78	12,898
2019	6,931	218	6,392	54	13,595
2020	6,961	218	6,641	89	13,909

About the Measure: This indicator shows the number of people who are currently housed in social housing around Tasmania. Social housing includes four distinct programs; public housing, Aboriginal housing, all community housing and indigenous community housing. The data is sourced from the Report on Government Services, which releases data annually (in January each year).

Results and recent trend: The results show that the number of households in social housing has increased in recent years as new social housing has been completed.

*Aboriginal housing is categorised as SOMIH in the ROGS data

Focus Area 1: Housing Needs Met



2. Households housed into social housing

Past 12 months		
Month	Applications resulting in people being housed (Monthly)	Applications resulting in people being housed (Rolling 12 month average)*
Aug-20	75	81
Sep-20	55	78
Oct-20	39	72
Nov-20	72	73
Dec-20	72	73
Jan-21	60	72
Feb-21	96	75
Mar-21	56	73
Apr-21	78	72
May-21	52	68
Jun-21	79	68
Jul-21	87	68

About the Measure: This indicator shows the number of applicants from the Housing Register who were housed into social housing around the state. Applicants were housed into existing stock that has been vacated by tenants and new social housing that has been completed.

Results and recent trend: The results show that over the past 12 months, there have been between 50 and 100 households housed into social housing each month, (apart from October 2020) and an average of 68 per month. This is slightly lower than in previous years as uncertainty from COVID-19 led to lower turnover across the housing market including flow on effects for social housing.

*Rolling 12 month average is found by averaging the 12 months up to the reference month

Focus Area 1: Housing Needs Met



3. Households assisted through Private Rental Assistance

Past 12 months		
Month	Households assisted through Private Rental Assistance (Monthly)	Households assisted through Private Rental Assistance (Rolling 12 month average)*
Aug-20	100	162
Sep-20	96	154
Oct-20	114	149
Nov-20	126	145
Dec-20	125	142
Jan-21	109	138
Feb-21	161	137
Mar-21	153	132
Apr-21	113	128
May-21	135	126
Jun-21	172	129
Jul-21	146	129

About the Measure: This indicator shows the number of households who received Private Rental Assistance.

Results and recent trend: The results show that there were fewer households assisted with Private Rental Assistance over the latter stages of 2020 than in previous years, as uncertainty from COVID-19 led to lower turnover across the housing market. There have been early signs that this is increasing as private market conditions return to normal.

*Rolling 12 month average is found by averaging the 12 months up to the reference month

Focus Area 1: Housing Needs Met



4. Households assisted through Private Rental Incentives

Past 12 months	
Month	Households assisted through Private Rental Incentives (Cumulative)
Aug-20	240
Sep-20	243
Oct-20	244
Nov-20	249
Dec-20	253
Jan-21	256
Feb-21	262
Mar-21	267
Apr-21	274
May-21	275
Jun-21	301
Jul-21	304

About the Measure: This indicator measures the number of eligible households who were assisted through the Private Rental Incentive program. It is counted at the time that a tenancy is signed.

Results and recent trend: The results show that there is a relatively steady number of households assisted through this program each month. Overall, since the commencement of the program in 2018, 304 households have been assisted including 69 in the past year.

Focus Area I: Housing Needs Met



5. Households assisted through Rapid Rehousing

Past 12 months	
Month	Households assisted through Rapid Rehousing (Cumulative)
Aug-20	308
Sep-20	312
Oct-20	320
Nov-20	321
Dec-20	324
Jan-21	324
Feb-21	327
Mar-21	332
Apr-21	340
May-21	344
Jun-21	354
Jul-21	354

About the Measure: This indicator measures the number of eligible households who were assisted through the Rapid Rehousing program.

Results and recent trend: The results show that the number of households assisted through Rapid Rehousing each month differs dependent on the number of vacancies that become available within the Rapid Rehousing portfolio. Since the commencement of the Affordable Housing Strategy, 354 households have been assisted through the program, including 57 in the past year.

Focus Area I: Housing Needs Met



6. Households assisted into home ownership

Past 12 months	
Month	Households assisted into home ownership (Cumulative)
Aug-20	424
Sep-20	429
Oct-20	436
Nov-20	441
Dec-20	450
Jan-21	455
Feb-21	457
Mar-21	468
Apr-21	478
May-21	482
Jun-21	487
Jul-21	495

About the Measure: This indicator measures the number of households who have moved into a home they now own through the assistance of Streets Ahead or HomeShare programs.

Results and recent trend: The results show that there have been 71 households assisted into home ownership in the past year and 495 households who have been assisted into home ownership since the commencement of the Affordable Housing Strategy.

Focus Area 1: Housing Needs Met



7. Total number of households assisted

Past 12 months		
Month	Households assisted through programs (Monthly)	Total number of households assisted (Cumulative YTD)
Aug-20	191	191
Sep-20	163	354
Oct-20	169	523
Nov-20	209	732
Dec-20	213	945
Jan-21	177	1122
Feb-21	268	1390
Mar-21	230	1620
Apr-21	216	1836
May-21	196	2032
Jun-21	292	2324
Jul-21	244	2568

About the Measure: This indicator is the total number of households who have been assisted through the previous five programs including households housed into social housing or assisted through Private Rental Assistance, Private Rental Incentives, Rapid Rehousing or into home ownership.

Results and recent trend: The results show that in addition to the almost 14,000 households already in social housing, there were 2,568 households assisted in the past year through the variety of programs that Communities Tasmania manage.

Focus Area 2: Efficiency Of Existing Dwellings



8. Occupancy rate

Past 12 months		
Month	Occupancy rate – as a percentage (Monthly)	Occupancy rate (Rolling 12 month average)*
Aug-20	99.5	99.4
Sep-20	99.5	99.4
Oct-20	99.5	99.5
Nov-20	99.3	99.4
Dec-20	99.4	99.4
Jan-21	99.7	99.5
Feb-21	99.4	99.5
Mar-21	99.3	99.5
Apr-21	99.2	99.4
May-21	99.2	99.4
Jun-21	99.4	99.4
Jul-21	99.1	99.4

About the Measure: The occupancy rate shows the proportion of existing social housing dwellings that are occupied. Currently, data is only available for dwellings owned and managed by Communities Tasmania, however work is underway to include data from community housing providers in future reports.

Results and recent trend: The results show that Tasmania’s social housing dwellings are being used efficiently with 99.1 per cent of existing dwellings occupied by tenants at the end of July 2021 and the average occupancy rate for the past 12 months at 99.4 per cent. This shows that Communities Tasmania maximises the use of its existing dwellings by assisting Tasmanians to secure and maintain housing. Of the dwellings not occupied, these are typically being re-tenanted, but could also include the re-development of older properties to increase the number of dwellings on the site.

*Rolling 12 month average is found by averaging the 12 months up to the reference month

Focus Area 2: Efficiency Of Existing Dwellings



9. Turnaround time

Past 12 months		
Month	Turnaround time – in days (Monthly)	Turnaround time (Rolling 12 month average)*
Aug-20	23.7	22.6
Sep-20	20.1	22.5
Oct-20	18.3	21.9
Nov-20	19.8	21.8
Dec-20	18.9	21.7
Jan-21	26.1	21.9
Feb-21	23.2	21.9
Mar-21	19.3	21.3
Apr-21	31.4	21.9
May-21	17.3	21.9
Jun-21	29.2	22.6
Jul-21	31.5	23.2

About the Measure: Turnaround time measures (in days) the average time it takes from when a house becomes vacant to when it is re-tenanted. Currently, data is only available for dwellings owned and managed by Communities Tasmania, however work is underway to include data from community housing providers in future reports.

Results and recent trend: The results show that Communities Tasmania continue to achieve average turnaround times of below 28 days (the national benchmark) and are effectively and efficiently performing maintenance and re-letting vacant properties to Tasmanians in need.

*Rolling 12 month average is found by averaging the 12 months up to the reference month

Focus Area 2: Efficiency Of Existing Dwellings



10. Number of work orders completed

Past 12 months		
Month	Number of work orders completed (Monthly)	Number of work orders completed (Rolling 12 month average)*
Jul-20	3,423	3,045
Aug-20	2,875	3,025
Sep-20	2,869	3,022
Oct-20	3,051	3,010
Nov-20	3,127	3,033
Dec-20	2,945	3,053
Jan-21	2,258	2,972
Feb-21	2,989	2,992
Mar-21	3,288	3,014
Apr-21	3,051	3,011
May-21	3,292	3,017
Jun-21	3,392	3,047

About the Measure: This indicator shows the number of work orders that were completed in housing owned by Communities Tasmania. This includes data for dwellings owned by Communities Tasmania including dwellings under management by community housing providers. This data has a one month lag behind other indicators.

Results and recent trend: The results show that Communities Tasmania performed more than 36,500 work orders in the 12 months to June 2021 and an average of more than 3,000 work orders each month. This shows our commitment to ensure that social housing dwellings are both appropriate and meet the conditions of the *Residential Tenancy Act 1997*. We encourage any tenant with a concern to bring it to the attention of their tenancy manager on 1300 665 663.

*Rolling 12 month average is found by averaging the 12 months up to the reference month

Focus Area 2: Efficiency Of Existing Dwellings



11. Proportion of work orders completed within benchmarks

Past 12 months		
Month	Average performance rating (Monthly)	Average performance rating (Rolling 12 month average)*
Jul-20	93.3	96.2
Aug-20	95.9	96.3
Sep-20	96.5	96.5
Oct-20	96.5	96.4
Nov-20	96.8	96.4
Dec-20	97.7	96.4
Jan-21	95.3	96.2
Feb-21	97.4	96.3
Mar-21	94.0	96.0
Apr-21	96.1	95.9
May-21	95.9	95.9
Jun-21	91.7	95.6

*Rolling 12 month average is found by averaging the 12 months up to the reference month

About the Measure: This indicator measures the effectiveness of the work orders that were completed. Communities Tasmania audit more than one third of all work orders completed to assess the effectiveness of contractors in delivering outcomes. Audits look at the timeliness, quality, value for money and tenant satisfaction related to each job as well as whether contractual requirements were achieved or additional call outs were required. This provides an overall performance rating out of 100. As with indicator 10, this data has a one month lag behind other indicators.

Results and recent trend: The results show that Communities Tasmania contractors are performing well with 91.7 per cent of work orders completed to benchmarks in the month of June 2021 and an average of 95.6 per cent completed to benchmarks in the past year.

Focus Area 3: Demand For Housing



12. Applications on the Housing Register

Past 12 months	
Month	Applications on the Housing Register
Aug-20	3,503
Sep-20	3,594
Oct-20	3,661
Nov-20	3,755
Dec-20	3,813
Jan-21	3,892
Feb-21	3,909
Mar-21	4,006
Apr-21	4,002
May-21	4,063
Jun-21	4,144
Jul-21	4,240

About the Measure: This indicator shows the number of applications for social housing on the Housing Register.

Results and recent trend: The results show that the demand on social housing remains high and has been climbing steadily over the past 12 months. Importantly, only 8.8 per cent of these applicants (374 applicants) have reported as being without conventional accommodation such as sleeping rough or staying in improvised dwellings. As shown in subsequent pages, Communities Tasmania continues to work to increase the number of houses available for social housing in Tasmania.

Focus Area 3: Demand For Housing



13. Average time to house priority applicants

Past 12 months		
Month	Average time to house priority applicants (Monthly)	Average time to house priority applicants (Rolling 12 month average)*
Aug-20	61.5	52.2
Sep-20	70.4	53.2
Oct-20	45.9	53.7
Nov-20	57.4	53.2
Dec-20	54.8	53.7
Jan-21	54.6	54.4
Feb-21	62.5	55.9
Mar-21	58.1	55.8
Apr-21	60.2	57.1
May-21	62.6	58.9
Jun-21	50.9	58.6
Jul-21	70.1	59.2

*Rolling 12 month average is found by averaging the 12 months up to the reference month

About the Measure: This indicator shows the average number of weeks it takes to house priority applicants from the Housing Register. It is calculated from the priority applicants who were housed in a given period and the average time that was spent waiting on the Housing Register. It includes those housed into both community and public housing.

Results and recent trend: The results show that the rolling 12 month average time to house priority applicants has been climbing steadily over the past 12 months. This may have been affected from the uncertainty from COVID-19, which led to lower turnover across the housing market including flow on effects for social housing.

Focus Area 3: Demand For Housing



14. Proportion of allocations to priority applicants

Past 12 months		
Month	Proportion of allocations made to priority applicants (Monthly)	Proportion of allocations made to priority applicants (Rolling 12 month average)*
Aug-20	86.7	89.1
Sep-20	90.9	88.8
Oct-20	97.6	89.4
Nov-20	93.2	89.4
Dec-20	88.7	88.9
Jan-21	85.0	88.9
Feb-21	84.2	88.8
Mar-21	91.1	88.9
Apr-21	85.9	88.3
May-21	90.6	88.8
Jun-21	83.5	88.4
Jul-21	65.9	85.8

*Rolling 12 month average is found by averaging the 12 months up to the reference month

About the Measure: This indicator shows the percentage of all households who were allocated to social housing from the Housing Register who were priority applicants. This includes data for applicants housed into public and community housing. The national average (and the performance of other jurisdictions) is sourced from the Report on Government Services, which releases data annually (in January each year).

Results and recent trend: The results show that in Tasmania, almost all allocations to social housing are for applicants who have been assessed as priority applicants. The results also show that Tasmania is allocating a far greater proportion of social housing to priority applicants than the national average, which was 76.5 per cent for public housing, 64.9 per cent for Aboriginal housing and 82.4 per cent for community housing in the 2019-20 financial year.

Focus Area 3: Demand For Housing



15. Applicants as a proportion of social housing dwellings

2016 to 2020

Ending 30 June	Total number of social housing dwellings*	Housing Register	Applicants as a proportion of social housing dwellings
2016	13,621	3,365	24.7%
2017	13,408	2,960	22.1%
2018	13,364	3,210	24.0%
2019	13,554	3,351	24.7%
2020	13,812	3,373	24.4%

About the Measure: This indicator measures the ratio of housing applicants on the housing register as a proportion of the total number of social housing dwellings. This is a way of comparing Tasmania's performance with other jurisdictions when assessing the waiting list. The data is sourced from the Report on Government Services, which releases data annually (in January each year).

Results and recent trend: The results show that despite the growth in the number of people waiting for housing in Tasmania, the construction of new social housing in recent times has meant that the ratio of applicants to social housing households has remained steady. The results also show that Tasmania's performance is consistently better than the national average, which was 36.2 per cent in 2020.

*Social housing dwellings records the number of dwellings not number of tenancies which is reported differently in ROGS Table 18 A.3

Focus Area 4: New Supply Of Housing



16. New long term homes

Past 12 months			
Month	Social housing dwellings (Cumulative)	Supported accommodation (Cumulative)	Long term homes completed (Total)
Aug-20	790	38	828
Sep-20	826	38	864
Oct-20	827	70	897
Nov-20	834	70	904
Dec-20	856	108	964
Jan-21	870	108	978
Feb-21	873	108	981
Mar-21	873	133	1,006
Apr-21	891	133	1,024
May-21	901	133	1,034
Jun-21	972	133	1,105
Jul-21	980	133	1,113

About the Measure: This indicator reports the number of social housing dwellings and places in long term supported accommodation that have been built. Note, this does not include long term homes that have been converted into long term accommodation but were already pre-existing properties.

Results and recent trend: The results show that the construction of homes is not linear and often occurs in groups in line with the way that builders construct homes. This results in some months with a small number of houses delivered and others with a significant number of houses completed. The results show that since the commencement of the Affordable Housing Strategy, there have been 1,113 new long term homes built including 293 in the past year.

Focus Area 4: New Supply Of Housing



17. Other new supply

Other new supply - past 12 months

Month	Lots of land (Cumulative)	Homeless accommodation (Cumulative)
Aug-20	325	69
Sep-20	325	69
Oct-20	325	69
Nov-20	325	69
Dec-20	325	69
Jan-21	325	69
Feb-21	325	69
Mar-21	325	69
Apr-21	325	69
May-21	342	69
Jun-21	356	69
Jul-21	356	69

About the Measure: This indicator includes reporting on the number of new lots of land that have been released to market and the number of units of homeless accommodation that have been completed. A lot of land is counted at the time it is released and unit of homeless accommodation is counted at the time it is has been completed and keys handed over. Because of these counting rules, activity occurs in groups.

Results and recent trend: The results show that over the past year, there has been a total of 31 lots of land released and no new units of homeless accommodation. There are works currently underway on further subdivisions at Huntingfield, Rokeby, Burnie and Wynyard and more than 100 units of homeless accommodation either contracted or under construction.

Focus Area 4: New Supply Of Housing



18. Other forms of assistance

Other forms of assistance - past 12 months	
Month	Total other forms or assistance (Cumulative)
Aug-20	161
Sep-20	161
Oct-20	161
Nov-20	180
Dec-20	181
Jan-21	181
Feb-21	181
Mar-21	181
Apr-21	181
May-21	182
Jun-21	209
Jul-21	209

About the Measure: This indicator shows additional works that are not captured in previous pages and includes the number of social housing dwellings, supported accommodations places and units of homeless accommodation that have been accessed by Communities Tasmania. This refers to outcomes that provide access to housing for eligible persons by changing the tenure of existing dwellings or extending the lifecycle of otherwise inappropriate housing. Specifically, this includes significant refurbishments of untenable existing social housing dwellings and securing the use of existing dwellings for use as either social housing or supported accommodation or homeless accommodation. This information is presented at a point in time.

Results: The results show that there are 202 more long term homes accessed under the Affordable Housing Strategy through to July 2021 in addition to the new long term homes that have been built. There have also been a further 7 units of homeless accommodation secured to provide services to Tasmanians in need.

Focus Area 4: New Supply Of Housing



19. Pipeline of works

Pipeline of works	
Progress milestone	Total number of dwellings/units that have been started
New social housing	796
New supported accommodation	156
New homelessness accommodation	103
Total	1,055

About the Measure: This page reports on the pipeline of works that have started. It reports for new social housing, supported accommodation and homeless accommodation projects. Started is when land is secured (if applicable) and progress towards milestones has commenced. It is current as at 30 July 2021 and is subject to change as projects progress or if the number of dwellings on a site changes for unforeseen reasons. It excludes progress milestones for new supply generated from home ownership (under the HomeShare program) and land release.

Results and recent trend: The results shows that there are 1,055 long term homes and units of homeless accommodation in the pipeline. Overall, the Tasmanian Government's unprecedented \$615 million investment will lead to an increase in social housing stock in Tasmania by 3,500 by 2027 including 1,500 by the end of June 2023.

Focus Area 4: New Supply Of Housing



20. Overall assistance numbers

Overall assistance numbers - under AHAP 2				
Quarter ending	Total assisted (Quarterly)	Total supply (Cumulative)	Total access (Cumulative)	Total assisted (Total)
Sep-19	142	1,050	697	1,747
Dec-19	148	1,157	738	1,895
Mar-20	144	1,247	792	2,039
Jun-20	263	1,425	877	2,302
Sep-20	120	1,487	935	2,422
Dec-20	144	1,604	962	2,566
Mar-21	82	1,653	995	2,648
Jun-21	233	1,794	1,087	2,881
Sep-21	19	1,805	1,095	2,900

About the Measure: This indicator shows the overall number of completed assistance through the Affordable Housing Action Plans similar to what was reported in the previous Quarterly Housing Reports. It does not include the support being provided to the almost 14,000 households already in social housing or other programs such as Private Rental Assistance. This indicator provides continuity of reporting for observers to follow given the revised reporting format. Please note, data for the September quarter is counted as at July 2021 with two months of data still to be counted.

Results and recent trend: The results show that as at the end of July 2021, the Affordable Housing Strategy has delivered a total of 1,805 additional new homes, lots of land and new places in supported accommodation and homeless services (supply tables) including 821 since July 2019. The number of households assisted and properties secured under the access tables has grown by 1,095 since the commencement of the Strategy including 474 in the past two years.

Focus Area 5: Housing Market Factors



21. Population change in Tasmania

2016 to 2020

Calendar year (31 Dec)	Estimated resident population	Change from previous year	Annual growth rate
2016	519,810	4,116	0.80%
2017	524,969	5,159	0.99%
2018	531,777	6,808	1.30%
2019	538,269	6,492	1.22%
2020	541,506	3,237	0.60%

About the Measure: This indicator shows Tasmania's population at the end of 2020, as released by the Australian Bureau of Statistics. The information is released quarterly and the most recent data (for the December 2020 quarter) was released on 17 June 2021 with the next release scheduled for 16 September 2021.

Results and recent trend: The results show that Tasmania's population growth eased considerably in the 2020 calendar year compared to previous years. There were 3,237 more people in Tasmania at the end of 2020 than the end of 2019, which is less than half the increase that occurred in the previous calendar year and the lowest growth that Tasmania has seen since in a calendar year since 2015. This was primarily due to the impacts from COVID-19, which has prevented or restricted interstate and international migration.

Focus Area 5: Housing Market Factors



22. Building approvals in Tasmania

Past 12 months

Month	Building approvals (Month)	Building approvals (In the year to)
Jul-20	330	3,251
Aug-20	258	3,214
Sep-20	314	3,265
Oct-20	282	3,253
Nov-20	304	3,276
Dec-20	430	3,484
Jan-21	262	3,548
Feb-21	405	3,700
Mar-21	491	3,857
Apr-21	390	3,957
May-21	373	4,091
Jun-21	369	4,208

About the Measure: This indicator shows the number of building approvals that occurred in Tasmania as released by the Australian Bureau of Statistics each month. The most recent information (for the month of June 2021) was released on 3 August 2021 with the next release scheduled for 31 August 2021.

Results and recent trend: The results show that the number of dwellings approved in the year to June 2021 was 4,208, 31.7 per cent more than the number of approvals in the year to June 2020. This shows that there is considerable private investment in new supply, which once completed will help put downward pressure on the cost of housing.

Focus Area 5: Housing Market Factors



23. Vacancy rate by region

Past 12 months

Month	Vacancy rate – Hobart	Vacancy rate – Burnie	Vacancy rate – Launceston
Aug-20	0.7	0.2	1.0
Sep-20	0.6	0.2	0.9
Oct-20	0.6	0.2	1.0
Nov-20	0.6	0.2	0.9
Dec-20	0.6	0.2	0.8
Jan-21	0.6	0.2	0.8
Feb-21	0.6	0.1	0.8
Mar-21	0.6	0.3	0.8
Apr-21	0.5	0.2	0.9
May-21	0.5	0.2	0.9
Jun-21	0.4	0.3	0.8
Jul-21	0.5	0.2	0.8

About the Measure: This indicator shows the vacancy rate in the private rental market in the three major centres in Tasmania. The vacancy rate is the number of vacant properties as a proportion of the overall number of properties in the rental market. The data is compiled by and reproduced with the permission of SQM Research whose data is available at <https://sqmresearch.com.au/>.

Results and recent trend: The results show that the vacancy rate in all three centres is very low, with Burnie the market most under pressure at 0.2 per cent in July 2021, Hobart the next at 0.5 per cent and Launceston at 0.8 per cent.