



## 4WDL VROC Housing Needs Analysis July/August 2021 (February 2022)

### Local Government Population

**Main Housing Priority** (*ie. regional workers accommodation, local government staff housing, aged persons*)

Shire of Woodanilling

409

Workers accommodation, aged housing, support of additional GROH housing to accommodate surrounding towns i.e. Katanning (WAPOL, Teachers & Nurses)

As identified in the 4WDL Strategic Plan, as high priority, the membership moved to undertake a priority needs analysis for pending state government funding. This hopes to identify if the need for more collaborative approach by the 4WDL.

<b>HOUSING</b>	<b>Short &amp; long term accommodation</b>	<p>Undertake a needs analysis for the provision of short- and long-term accommodation. <i>Monitor for funding opportunities</i>  <i>State Government funding for Community Housing possibility for refurbishment of existing or new dwellings for member local governments that require it, not all membership have same need for housing currently.</i>  <i><b>PRIORITY</b> Needs analysis to be undertaken by next meeting for discussion. Executive Officer to flag for attention by all by August in-person meeting.</i></p>	<b>Shire of Woodanilling</b>	<ol style="list-style-type: none"> <li>1. <b>A Business Plan is adopted</b></li> <li>2. <b>Advocate to external stakeholders including Local MP, the importance of ongoing funding sources for housing</b></li> </ol>	<p><i>Each Shire to undertake a needs analysis for both short- and long-term accommodation and feedback results to members Local Governments.</i></p>
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### QUESTIONS

#### LOCAL STATISTICS

Question	Local Government Comment	Priority/ Timeframe
Is housing identified in the Shire of Woodanilling Strategic Community Plan/Corporate Business Plan?	Yes - Community Housing - development of social and affordable housing, including housing for the well-aged.	To be determined through a review of SCP.
If so, what factors of consideration are given?	Promoting community housing availability.	

	Identify of opportunities with State Agencies (GROH)	
Does your Shire currently offer financial assistance to business in your district for housing?	No	
<i>Additional Question –</i>		

### **TYPES OF HOUSING**

<b>Question</b>	<b>Local Government Comment</b>	<b>Priority/ Timeframe</b>
Does your local government currently provide rental property? If so, staff housing, low income, aged persons, joint venture?	Staff housing x 4 Accessible x 3 Joint Venture x 4	
Do you have vacancies in local government rental properties?	No	
What short term accommodation is currently available in your local government?	Tavern, 2x BnB (currently 1 in operational), Caravan Park (Currently unlicensed)	
What long term accommodation is currently available in your local government?	Nil	
Are the communities current housing stocks in good condition or in need of rehabilitation?	One in need of care, however maintenance for long term would be required to be sourced	
Does your local government have special housing requirements? ( <i>i.e. disability, respite care</i> )	No	
Are there known vacancies in private rental properties in your local government?	Minimal vacancies and if on the market goes relative quick.	
<i>Additional Question –</i>		

### **DIFFICULTIES**

<b>Question</b>	<b>Local Government Comment</b>	<b>Priority/ Timeframe</b>
What difficulties does your local government experiences with housing shortages?	Lack of employment opportunities with limited local businesses within the townsite. Meatworks more located near Beaufort River (Kojonup). Workers housed on farm houses/properties.	
Forward planning – what/how many housing stocks does your local government think they will require over the next 20 years?	1 4x2 & 2 3x2 bedroom dwellings per annum for key worker housing 1 4x2 and 1 3x1 bedroom dwellings per annum Shire employee housing 2 2x1 bedroom units now to accommodate visiting tourists &	Medium

	other short-term requirements. Visiting tourists in the region and opportunities to source other local governments to help, along with GROH. And further community housing (15).	
Land availability - does your local government have enough available land to accommodate projected housing?	Yes however further development may be required with Development WA for UCL to become available.	
What percentage of workers in your local government are not from the region, especially those looking for accommodation? (farm workers, industry relative, backpackers)	Guestimates 30%	
What crisis accommodation is available in your local government?	Nil	
<i>Additional Question –</i>		

### **COTTAGE HOMES – PAST JOINT 4WDL PROJECT**

<b>Question</b>	<b>Local Government Comment</b>	<b>Priority/ Timeframe</b>
Are your current cottage home stock fully subscribed?	Yes with a waiting list of potential tenants.	
Does your LG manage these homes? Including ongoing maintenance, tenants and any future cost outlay.	Yes. All costs are paid by LG and some costs are recovered by tenancy.	
If so, what costs are associated annually?	TBA	
Does your local government think another joint project would be beneficial?	Possibly, dependent on demand.	
<i>Additional Question –</i>		

### **REGIONAL EMPLOYEES – LACK OF HOUSING**

<b>Question</b>	<b>Local Government Comment</b>	<b>Priority/ Timeframe</b>
Where does the responsibility lie for regional workers?	Employers of regional workers and State Government for supported accommodation.	
Does your Council support a solution to lack of regional employees housing stocks?	Yes	
Are your rate-payers aware of the current housing situation for regional employees, do they support action in finding a solution?	Yes, The Strategic Community Plan also has a strategy to promote and support the availability of accommodation suitable for young people, families and retirees	

<i>Additional Question –</i>		
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## **FUNDING**

<b>Question</b>	<b>Local Government Comment</b>	<b>Priority/ Timeframe</b>
Does your Local Government intend on applying for the Social Housing Economic Recovery Package (SHERP) towards late 2021? If so, for what priority?	Shire of Woodanilling would be keen on applying and would most likely be for updating the old CEO house for on selling or renting.  We would also be keen on applying for funding for rental accommodation for local community.  The Independent Living Units have been very popular so something similar to these for the general population would be useful.	
What opportunities does your local government predict for community involvement in the development of new housing stocks?	Unknown at present	
Who would be responsible for ongoing management of new housing stock?	Shire of Woodanilling to manage under a cost recovery model with tenants, businesses, agencies, etc.	
Would/has your local government sell on any existing/redundant housing stocks for economic benefit If they built replacement stocks? <i>Additional Question –</i>	Council may consider this moving forward.	

## **CAPACITY AND CAPABILITY**

<b>Question</b>	<b>Local Government Comment</b>	<b>Priority/ Timeframe</b>
Does your local government struggle with access to contractors to spend grant funding on housing projects?	Yes	
Who is identified as key personnel required to be involved in a new housing project ( <i>Shire, Private enterprise</i> )?	Senior Management at Shire Key State Government agencies i.e. health, education, police, etc.	
<i>Additional Question –</i>		

## **ADDITIONAL INFORMATION/COMMENTS**

*Additional Information by member local government*

The ability to assist for professional people with accommodation that would not take away from local businesses.

**COMPLETION**

Completed by:

Kellie Bartley (CEO)

Signature:

*Kellie Bartley*

Date:

16 February 2022

Noteworthy key involvement by:

Sue Dowson (DCEO)

Elected Members held on 15 February 2022 Council Briefing Session