



The Aged Care Sector and the National Regulatory System for Community Housing (NRSCH)

By *Magnus Linder*

Executive Officer

Churches Housing Inc.

www.churcheshousing.org.au



CHURCHES HOUSING sees...
*the church ministering to their communities
through the development of
affordable community housing.*

We do this by:

- **Providing consultation, information, inspiration and education** in the area of affordable housing to churches of all denominations
- **Brokering partnerships** between churches, government and businesses to facilitate the development of affordable housing
- **Networking faith based Community Housing Providers** with one another, the sector and the church
- **Advocating for affordable housing** as a representative of the ecumenical church to government at all levels.



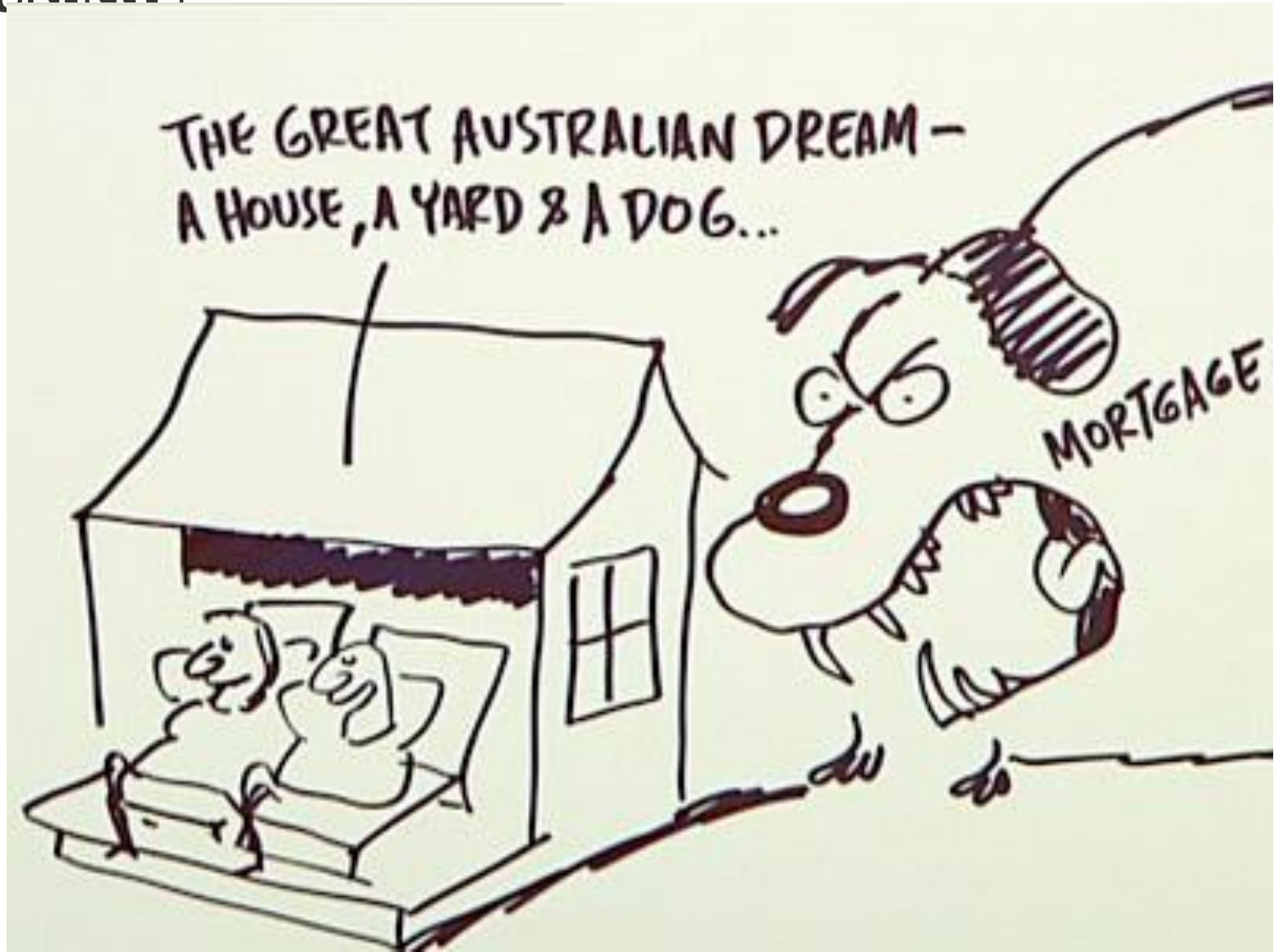
How can Churches Housing help you?

- **Advice, Information, Consultation** – all free from developer \$\$\$\$
- **Assistance to register as a CHP under the NRSCHP.** (fee for service)
- **Consultation and Education** for local churches in area of housing affordability and development (free)
- **Feasibility Report** – Return on Investment, Cash flow, Govt Incentives, changing scenario's (fee for service)
- Assistance **writing grant or incentive applications** (fee for service)
- **Advocacy** to Government at all levels
- **Brokering relationships** and establishing partnerships

The need for Affordable Housing

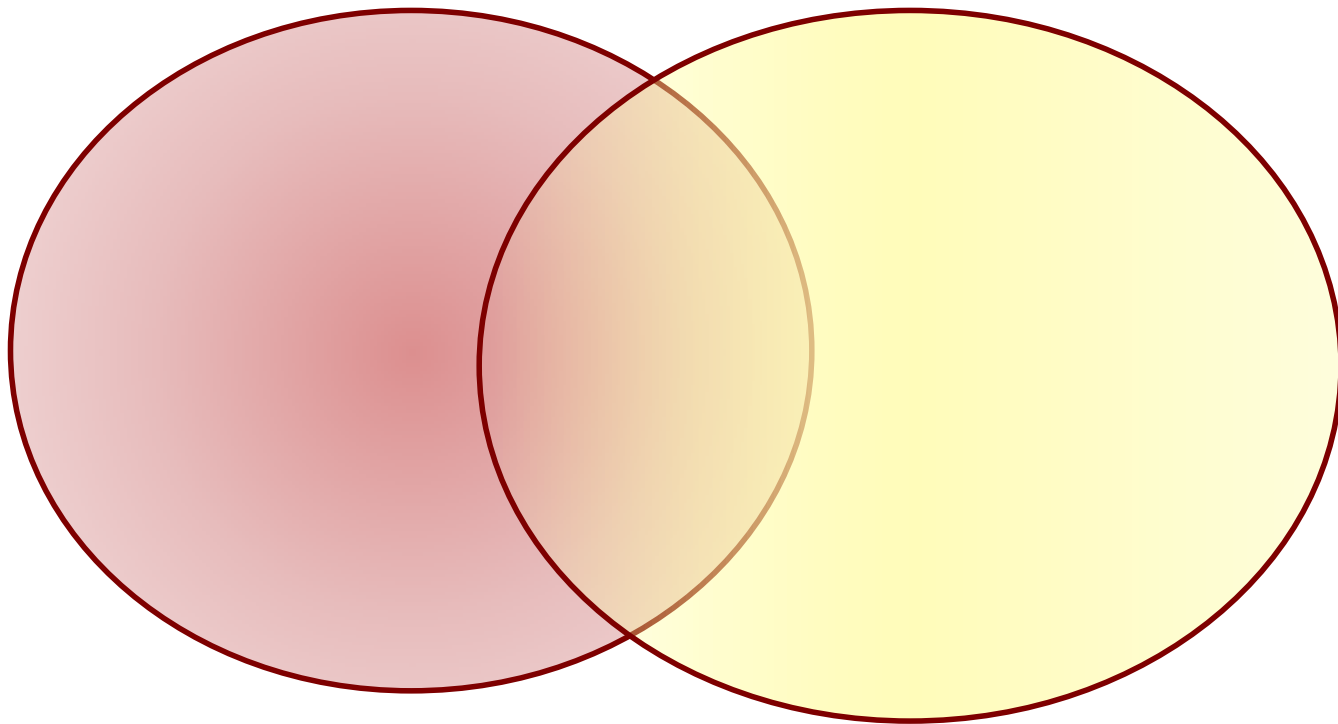


The need for Affordable Housing





Aged Care & Community Housing





What is "Affordable Housing"?

- Affordable housing is housing that is appropriate for the needs of a range of low to moderate income households and priced so that low and moderate incomes are able to meet their other essential basic living costs
- Generally accepted that when housing costs increase beyond 30% of total income (for the bottom 40% of income earners), then this cost will likely lead to housing stress and deemed to be unaffordable.
- Community Housing is a significant and growing supplier of affordable housing.
- A large % of tenants in community housing are seniors and this % is expected to grow.



Assyrian Church of the East - South Western Sydney

50 accommodation units

Targeted at seniors

Constructed at rear and
adjacent to existing church







Churches of Christ QLD – Mitchelton (2013)





NRSCH

The NRSCH is designed to regulate providers of community housing....

There is no obligation for housing providers to be registered under the national system, subject to any policy or funding preconditions imposed by individual States & Territories

Registration is open to any provider that meets the requirements of the National Law including having:

- an appropriate corporate structure for their proposed tier of registration.
- mandatory arrangements in place to ensure in the event of wind-up and/or deregistration, that surplus assets remaining after the payment of liabilities continue to be available for social housing
- a demonstrated capacity to meet and achieve ongoing compliance with the [National Regulatory Code](#).



NRSCH Scope

The National Regulatory System for Community Housing seeks a clear separation between regulatory activities, and state and territory policy and funding activities.

The scope of a Registrar's functions under the National Regulatory System is limited to regulatory activities.

Policy and funding decisions will continue to be a matter for state, territory and federal governments, which enables localised responses to meet housing need. Visit the pages of individual [States & Territories](#) for more information.



Benefits of Registering as a CHP?

- Developments under the Affordable Housing SEPP – bypassing local council restrictions
- Ability to apply for various incentives, funding, grants, loans, or property transfers from govt that may require registration as a CHP.
- Aged care providers may be able to better care for aged residents currently living in social housing or under housing pressure in the private market.
- Govt may see the benefit of investing in aged care sector if the economics point to a win for govt as well as tenants and the housing provider



MORE INFO

- Churches Housing: www.churcheshousing.org.au
- NSW Housing Registrar: www.rch.nsw.gov.au/
- The NRSCH website: www.nrsch.gov.au
- Or just call Churches Housing: 9633-5999

QUESTIONS?



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