

Shelter and Housing

Background

- (a) The Town Camps Housing Associations/Aboriginal Corporations and Tangentyere Council Aboriginal Corporation (TCAC) were formed by Town Camp residents to support their efforts to gain access to land, housing, infrastructure, and municipal and essential services (MES). TCAC was incorporated in 1979 as an Aboriginal Community Controlled Housing Organisation (ACCHO) and peak body for the Town Camps.
- (b) Between 1979 and December 2009, TCAC was an ACCHO for the Town Camps. Since December 2009, the Department of Local Government, Housing and Community Development (DLGHCD) has been the housing authority for the Alice Springs Town Camps.
- (c) The Corporate membership of TCAC includes the 11 Associations and three Aboriginal Corporations¹ that hold Special Purpose and Crown Leases in Perpetuity over the Town Camps.
- (d) In December 2009, Alice Springs Living Area Subleases were signed by the Executive Director of Township Leasing (EDTL) on behalf of the Commonwealth. The EDTL then entered into Housing Management Agreements (HMAs) with the NT Government to provide housing and other services in the Town Camps. These agreements paved the way for significant Commonwealth investment but also saw control transitioned from TCAC as an Aboriginal community controlled organisation to government. This process introduced the system of public housing management and municipal and essential services. TCAC and Town Camp residents are striving through this LDM Agreement to transition to community housing and regain control of municipal and essential services, infrastructure, service delivery and community development
- (e) Negotiation of the Town Camp Subleases was intrinsic to development of the Alice Springs Transformation Plan (ASTP), a commitment of funding from the Commonwealth for the improvement of housing and infrastructure in the town camps. TCAC and the Housing Associations were integral to the negotiations which successfully increased the initial commitment of \$20 million up to \$100 million. In line with the Commonwealth's policy of having secure tenure for housing and infrastructure investment, TCAC and the Housing Associations came under considerable pressure to agree to the sublease arrangement and obtained agreement to decrease the lease terms from 99-years, as initially proposed, to 40 years.
- (f) TCAC notes that the ASTP resulted in the split of Municipal and Essential Services (MES) between TCAC and Ingkerreke Outstations Resource Services (IORS) which has been an ongoing grievance for TCAC and its Corporate Members.

Provider	Official Name	Alias	Lot	Area (ha)	Houses
IORs	Akngwertnarre	Morris Soak	5150	2.76	15
IORs	Anthelk-Ewlpaye	Charles Creek	3702	1.82	16
IORs	Anthelk-Ewlpaye	Kunoth	3704	0.72	4
IORs	Anthepe	Drive In	5146	14.41	15
TCAC	Aper-Alwerrkngge	Palmer's Camp	5180	0.92	7
TCAC	Ewyenper-Atwatye	Hidden Valley	5189	28.55	47
IORs	Ilparpa	Ilparpa	5713	3.57	13
IORs	Ilperle Tyathe	Warlpiri	5149	8.72	9
IORs	Ilpeye Ilpeye	Golders	6911	11.69	15
IORs	Ilyperenye	Old Timers	5708	2.65	10
IORs	Inarlenge	Little Sisters	3701	8.90	22

¹ Two Town Camp Aboriginal Corporations do not hold a Special Purpose Lease or Crown Lease; Lhenpe Artnwe is located on land held by Anthelk Ewlpaye by virtue of a Special Purpose Lease and Irrkerlantye does not hold tenure.

Provider	Official Name	Alias	Lot	Area (ha)	Houses
	Irrkerlantye	White Gate			
TCAC	Itwiyethwenge	Basso's	5123	0.73	2
TCAC	Karnte	Karnte	7850	7.51	19
IORs	Lhenpe Artnwe	Hoppy's Camp	1733	10.92	14
TCAC	Mount Nancy	Mount Nancy	5135	4.25	11
TCAC	Mpwetyerre	Abbotts Camp	2664	1.54	6
IORs	Nyewente	Trucking Yards	5152	6.90	26
TCAC	Yarrenyty Arltere	Larapinta Valley	5195	90.61	34

Table 1. Current MES funding and service delivery on the Town Camps split between TCAC and IORS

- (g) TCAC, Tangentyere Constructions and Central Australian Affordable Housing Company (CAAHC) continue to deliver housing related services to Town Camps under contract from DLGHCD including the following:
- Tenancy management
 - Property management²
 - Panel contractor for the provision of trade qualified repairs and maintenance works³
 - Tenancy support services to vulnerable households⁴
 - Municipal and essential services on seven Town Camps⁵.
- (h) TCAC founded the CAAHC⁶ as a related party in collaboration with the Central Land Council, Health Habitat and MLCS Corporate. CAAHC is a partnership between Aboriginal Community Controlled Organisations, the Central Land Council, commercial enterprise, and Commonwealth and Territory Governments. CAAHC was the first nationally accredited community housing provider in the Northern Territory⁷. CAAHC currently delivers tenancy management on the Town Camps as a contractor for DLGHCD.
- (i) Tangentyere Constructions is a wholly owned subsidiary of TCAC. Tangentyere Constructions is the property manager employing housing maintenance officers (HMOs) to deliver services on the Town Camps⁸. HMOs provide assessment and undertake responsive repairs and maintenance works of less than \$100. Tangentyere Constructions is also on a panel for the provision of trade qualified repairs and maintenance works for the Town Camps⁹.
- (j) TCAC has an agreement to delivery tenancy support services to vulnerable and at-risk households on the Town Camps¹⁰.
- (k) A partnership between TCAC, CAAHC and Tangentyere Constructions (the Town Camp Consortium) is to be underpinned by a Memorandum of Understanding (MoU) between TCAC, CAAHC and Tangentyere Constructions. The MoU will outline roles, responsibilities and reporting. The MoU will be developed and implemented with the assistance of the National Affordable Housing Consortium by 30 June 2020.

² and 11 Remote Communities

³ and 22 Remote Communities

⁴ and urban Alice Springs

⁵ Currently MES funding and service delivery on the Town Camps is split between TCAC and Ingkerreke Outstations Resource Services (IORS) see Table 1

⁶ modelled on the Brisbane Housing Company

⁷ CAAHC now manages a portfolio of leased and owned community housing in urban areas

⁸ and 11 Remote Communities

⁹ and 22 Remote Communities

¹⁰ and in urban Alice Springs

- (l) The Town Camp Consortium, with funding from the EDTL, has engaged the National Affordable Housing Consortium as a consultant to work with the Town Camp Consortium to develop a community housing model for the Town Camps.

Outcomes Sought

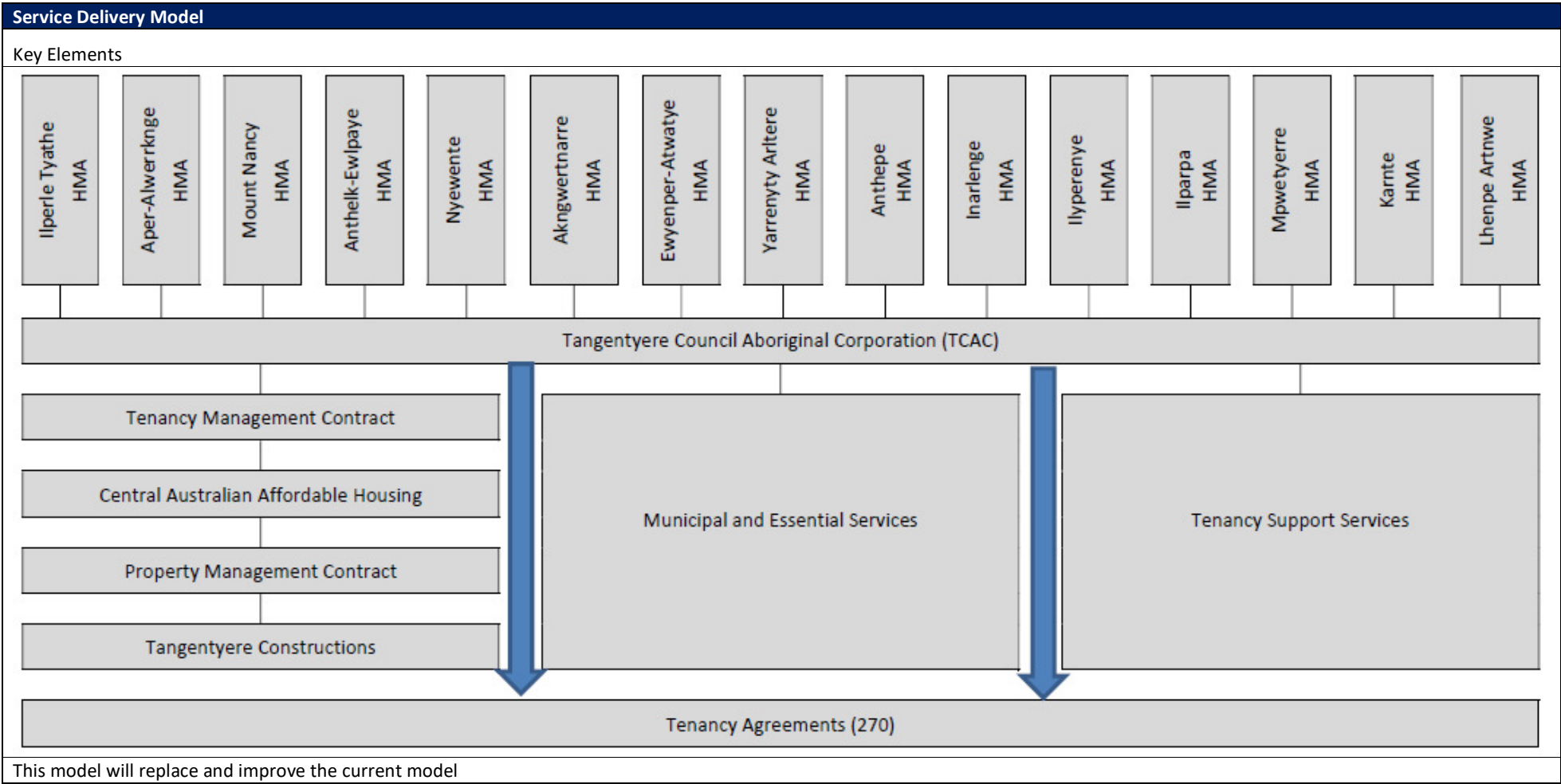
The Town Camp Consortium will work with the NT Government to enable the transition to a community housing model under the control of the Town Camp Consortium. Immediate, short-term and medium-term outcomes are as follows:

Outcome		Timeframe	
Immediate		30 June 2020	
Renew the following contracts between the DLGHCD and CAAHC; and between the DLGHCD and Tangentyere Constructions by 30 June 2020.			
It is proposed the new contracts commence on 1 July 2020 and end on 30 June 2023			
Provider	Agreement Title	Scope	End Date
CAAHC	Provision of Tenancy Management Services in Alice Springs Town Camps	Town Camps	30/06/20
Constructions	Provision of Property Management Services in Alice Springs Town Camps	Town Camps	30/06/20

Outcome	Timeframe		
Short Term	31 December 2020		
<p>Panel contract for the provision of trade qualified repairs and maintenance works including responsive repairs and maintenance; and vacate works to be split into two separate contracts: one for Town Camps and one for the remote clusters; and incorporate responsive repairs and maintenance, and vacate works into the Town Camps contract.</p> <p>Tangentyere Constructions to become head contractor, in place of the panel, to provide the trade qualified repairs and maintenance works for the Town Camps.</p> <p>HMOs will thus be consolidated with the trade qualified repairs and maintenance works. This work will be delivered by an Aboriginal community controlled organisation employing local Aboriginal staff.</p> <p>The current scope of the contract:</p>			
Provider	Agreement Title	Scope	End Date
Panel	Provision of Trade Qualified Repairs & Maintenance Works	Town Camps and 6 remote community clusters	30/06/20

Outcome	Timeframe
Medium Term	30 June 2023
<p>Housing Related Services are consolidated under the Town Camps Consortium.</p> <p>MES on all Town Camps including Irrkerlantye and those currently serviced by IORS are delivered by TCAC. Current agreements expire on 30 June 2023.</p> <p>Upon the expiry of the current MES contract with Ingkerreke this contract will be awarded to TCAC.</p>	

Milestone	Timeframe
Long Term	30 June 2023
<p>Transition of housing management to a community housing model delivered and managed by the Town Camp Consortium.</p> <p>The current HMAs between DLGHCD and TCAC expire on the 30 June 2023.</p> <p>The replacement HMAs will be between the EDTL and TCAC.</p> <p>The HMAs will underpin the implementation and operation of the community housing model for the Town Camps.</p>	



Northern Territory Government Commitments
<p>The NT Government commits to:</p> <ol style="list-style-type: none"> 1. Extension of the contract for the provision of tenancy management services in Alice Springs Town Camps between DLGHCD and CAAHC until 30 June 2023. 2. Extension of the contract for the provision of property management services in Alice Springs Town Camps between DLGHCD and Tangentyere Constructions until 30 June 2023. 3. Work towards dividing the panel contract for the provision of trade qualified repairs and maintenance works between the remote clusters and the Town Camps by 31 December 2020. 4. Award the trade qualified repairs and maintenance works for the Town Camps to Tangentyere Constructions as head contractor, in place of the panel, for the period 1 January 2021 to 30 June 2023. 5. Award MES delivery on all Town Camps to TCAC for the period 1 July 2021 to 30 June 2023. 6. Assist in the development, execution and operation of HMAs between the EDTL and TCAC for the Alice Springs Town Camps by 1 July 2023. Appendix 2 outlines the spatial information for the HMAs.
Tangentyere Council Aboriginal Corporation Commitment
<p>TCAC, in consortium with CAAHC and Tangentyere Constructions, commits to:</p> <ol style="list-style-type: none"> 1. Work together with the National Affordable Housing Consortium to develop, implement and operate a consortium for the delivery of a community housing model that is community owned and community controlled. Community engagement, participation and leadership will be at the centre of this process of development, implementation and operation. Outcomes will include a viable and sustainable long-term model that creates opportunities for employment and development. 2. Gain and maintain accreditation for TCAC under ISO 9001:2015 for the period of the LDM Agreement. The quality management principles outlined as requirement of ISO 9001:2015 include: (1) Customer Focus; (2) Leadership; (3) Engagement of People; (4) Process Approach; (5) Improvement; (6) Evidence Based Decision Making; and (7) Relationship Management. The quality management principles will apply to all aspects of Governance; Stakeholder Relationships; Policy Development; Financial Management; Human Resources; Service Delivery and Participatory Development. 3. Ensure CAAHC maintains its accreditation under the Nationally Regulatory System for Community Housing Providers; and ensure that it meets the performance outcomes for: tenancy and housing services, housing asset management, community engagement, governance, probity, management, and financial viability. 4. Ensure Tangentyere Constructions maintains its accreditation under Contractor Accreditation Limited (CAL). CAL is responsible for the regulation of the building and construction industry in the Northern Territory. Tangentyere Constructions will ensure that works undertaken are compliant with the National Constructions Code and the National Indigenous Housing Guide.

Local Decision Making Schedule 3.1 Housing and Shelter
Tangentyere Council Aboriginal Corporation and the Northern Territory Government

Timeframe for Agreement of Implementation Plan

Immediate and staged implementation					
Timeframe	Action	Description	Provider	Start	End
Immediate	Develop	Community housing model for Town Camps in collaboration with the National Affordable Housing Consortium	Consortium	01/06/20	30/06/21
Immediate	Award	Provision of tenancy management services in Town Camps	CAAHC	01/07/20	30/06/23
Immediate	Award	Provision of property management services in Town Camps	Constructions	01/07/20	30/06/23
Short	Split	Contract for the provision of trade qualified repairs and maintenance works (remote)	Panel	31/12/20	
Short	Award	Contract for the provision of trade qualified repairs and maintenance works (Town Camp)	Constructions	01/01/21	30/06/23
Medium	Partially Implement	Community housing model for the Town Camps in collaboration with the National Affordable Housing Consortium; the EDTL and the DLGHCD	Consortium	01/07/21	30/06/23
Medium	Cease	MES and homelands jobs package for: (1) Akngwertnarre; (2) Anthelk-Ewlpaye; (3) Anthepe; (4) Ilparpa; (5) Ilyperenye; (6) Inarlenge; (7) Lhenpe Artnwe; (8) Nyewente; and (9) Ilpeye Ilpeye.	IORS ¹¹	30/06/23	
Medium	Award	MES and homelands jobs package for: (1) Akngwertnarre; (2) Anthelk-Ewlpaye; (3) Anthepe; (4) Ilparpa; (5) Ilyperenye; (6) Inarlenge; (7) Lhenpe Artnwe; (8) Nyewente; and (9) Ilpeye Ilpeye.	TCAC ¹²	01/07/23	
Long	Execute	Housing Management Agreements between the EDTL ¹³ , CEOH ¹⁴ and TCAC to correspond with each Alice Springs Living Area Sublease	TCAC	01/07/23	30/06/28
Long	Fully Implement	Community housing model for the Town Camps	Consortium	01/07/23	30/06/28

¹¹ Current

¹² Proposed

¹³ EDTL on behalf of the Commonwealth Government

¹⁴ CEO of Housing on behalf of the NT Government

Appendix 2: HMA Spatial Information

Town Camp		Houses	Lot	Area (ha)
Akngwertnarre	Morris Soak	15	5150	2.8
Anthelk-Ewlpaye	Charles Creek	16	3702	1.8
Anthelk-Ewlpaye	Kunoth	4	3704	0.7
Anthepe	Drive In	15	5146	14.4
Aper-Alwerrkngge	Palmer's	7	5180	0.9
Ewyenper-Atwatye	Hidden Valley	47	5189	28.6
Ilparpa	Ilparpa	13	5713	3.6
Ilperle Tyathe	Warlpiri	9	5149	8.7
Ilyperenye	Old Timers	10	5708	2.7
Inarlenge	Little Sisters	22	3701	8.9
Irrkerlantye	White Gate	N/A	N/A	N/A
Itwiyethwenge	Basso's	2	5123	0.7
Karnte	Karnte	19	7850	7.5
Lhenpe Artnwe	Hoppy's Camp	14	1733	10.9
Mount Nancy	Mount Nancy	11	5135	4.3
Mpwetyerre	Abbotts Camp	6	2664	1.5
Nyewente	Trucking Yards	26	5152	6.9
Yarrenyty Arltere	Larapinta Valley	34	5195	90.6
Total		270		195.5