

# Video transcript: Planning Social Housing

## About this audit

Social housing provides homes to people on low incomes.

This includes vulnerable people, such as those who are experiencing homelessness or family violence.

To help meet growing need, the government has invested \$5.3 billion in its Big Housing Build program to build more than 12,000 homes. Homes Victoria is responsible for managing the state's social housing. It is delivering the Big Housing Build by:

- building homes on land it or other government agencies own
- funding community housing providers to build homes
- and partnering with private developers to build or purchase homes.

In this audit we assessed if Homes Victoria is effectively planning for future housing needs and delivering the Big Housing Build as intended.

## What we found

We made 3 key findings.

### Key finding 1

First, Homes Victoria understands the gap between social housing supply and demand. While it has a strategy to guide its future work, it needs clear long-term goals to measure if it is achieving its objectives.

### Key finding 2

Second, Homes Victoria also understands the financial challenges it faces, but it doesn't have a financial sustainability plan.

And there are other challenges facing social housing, such as growing demand, high maintenance costs and limited rental income.

### Key finding 3

Third, Homes Victoria is on track to deliver the Big Housing Build within budget. But it has achieved this by building fewer homes directly, instead increasing funding to community housing providers.

80 per cent of the Big Housing Build homes are on track to be finished on time. Homes Victoria expects to complete the rest by 2028–29, which is around 3 years behind schedule.

## **What we recommended**

We made 4 recommendations to Homes Victoria about improving its strategic and financial planning.

## **More information**

To find out more, or read our full report, go to [audit.vic.gov.au](https://audit.vic.gov.au).