

Draft RMAG Recommendations for Co-op Consultation

Rent Model Review Recommendations feedback

This survey is a tool for providing your co-op's feedback on the proposed recommendations from the CEHL Rent Model Advisory Group for a new rent model for the CEHL program.

Please ensure that you have read the draft recommendations paper and other accompanying documentation provided to your co-op before responding to each question.

The document titled: **Draft RMAG recommendations to CEHL Board for Co-op Feedback** sets out the considerations and rationale for the development of three draft approaches to setting a new rent model, that the Rent Model Advisory Group (RMAG) believe are consistent with the terms of reference set by the CEHL Board. The **Rent Model Review Fact Sheet** also provides a brief summary of the recommendations and feedback questions.

Please ensure your completed survey is received at the CEHL office by 5:00pm on 3 September 2018, to provide your feedback on these draft approaches before RMAG finalise their recommendations to the CEHL Board. Alternatively, you can complete this survey online by following the links on the Have Your Say page of our website by 5pm on 10 September 2018.

Further information can be found on our website (see CEHL Rent Model Review) and at <https://yourview.cehl.com.au/rent-model-review>.

1. Please enter the following information.

Co-op Name:

2. Was this feedback provided by your co-op or is it individual feedback?

- Co-op
 Individual

3. How did your co-op agree on your response?

- At a general meeting?
 At a director's meeting?
 By appointing a subcommittee to consult with members?
 Other (please specify)

Proposed change 1: Recognition of labour

RMAG has proposed that the value of labour contributed by co-op members be recognised differently in future. Details of this proposal can be found on Page 7 of the Recommendation document and a brief summary is on Page 2 of the Fact Sheet.

RMAG is seeking the following feedback from co-ops

4. What challenges do co-ops believe might occur as a result of these recommendations and how might they best be managed?

5. What transitional arrangements would enable co-ops and members to adjust to these changes?

6. What should be included in the review of program service offerings, costs, and benchmarks?

E.g

- Should the review identify the range of services and choices that co-ops would like to have available?
- Should Co-op resources, such as access to advice from a CDC or Property officer be included in the list of services co-ops can choose from?
- How should Costs modelling for those services be reflected?
- What else should the review include?

Proposed change 2: Calculating household rent

RMAG has proposed that households rent be calculated differently in future, including changes to the way maximum rent is set, how income will be assessed and a minor adjustment to the minimum rent. Details of this proposal can be found on Page 10 of the Recommendation document and a brief summary is on Page 3 of the Fact Sheet.

RMAG is seeking the following feedback from co-ops.

7. Do you support bringing the assessment of supplementary income (family payment, youth allowance), defined by the current rent manual, into line with public housing and community housing approaches?

- Co-op
- Individual

8. Are there any alternatives other than setting maximum rent at the market rent that would meet the requirements of RMAG?

9. How should we determine market rent? E.g. by individual property assessment, DHHS guides, suburb averages etc?

10. What transitional arrangements should be considered?

Proposed change 3: Allowing households to choose to have additional bedrooms.

RMAG has proposed changes to the ability for households to choose the number of bedrooms they want, and when and how rent might be charged for additional bedrooms. Details of this proposal can be found on Page 17 of the Recommendation document and a brief summary is on Page 4 of the Fact Sheet.

RMAG is seeking the following feedback from co-ops:

11. What level of relocation assistance is required from the program, where a household chooses to move?

12. Should members be able to choose to pay for extra bedrooms?

- on the beginning of a new lease?
- when requesting a transfer?
- if they don't wish to be offered an appropriate alternative property?

13. How should the market price for each bedroom be calculated?