# Social Housing Economic Recovery Package Grants Program

Frequently asked questions

## What you need to know

On 24 August 2021, the Minister for Housing announced the opening of the Department of Communities (the Department) *Social Housing Economic Recovery Package Grants Program*.

A total of $92.8 million has been allocated through the Grants Program to significantly improve housing for some of Western Australia’s most vulnerable people through targeted maintenance and refurbishment of existing community and remote Aboriginal housing. Funding will also support the construction of new community housing assets to help meet increased demand in the sector.

This document seeks to provide prospective applicants with answers to some questions they may have about the grants process. If you have a question that has not been answered in this document, please email [SHERGPmailbox@communities.wa.gov.au](mailto:SHERGPmailbox@communities.wa.gov.au).

## Additional information

* Throughout the course of the grant application period, there has been a number of enquiries through the SHERP Grant mailbox and the following clarification has been provided. Any new information and/or information pertaining to commonly asked questions will be added as required.
* In regards to proximity to amenities and the servicing of cohorts, the organisation is asked to go into detail at minimum at suburb level – for example, the proximity to schools, shopping, medical services and  support organisations and/or proximity to transport to access if not local to the suburb.
* Eligible items under Refurbishment - Workstream 2 also includes solar panels and air-conditioning upgrades.
* Modular builds will be considered under the New Builds – Workstream 1, subject to these meeting safety and accessibility requirements and are permanent structures.
* If a leased Department asset is being requested to be refurbished, permissions and approvals must be sought by the organisation leasing the property and granted by the relevant contract manager within the Department if there are structural changes required. This information must be provided as a part of the application.

*This advice has since been updated. Please refer to the SHERP Grants Information Updates document located on the website.*

* There will be no further extensions granted for this round of funding. The refurbishment closing date has been extended by two weeks **to 27 October.**
* If it is not possible to obtain a second quote, you can put through the past costs (with evidence) and one quote as supporting evidence to your application, plus provide the reasoning as to why two quotes was not obtained. Note, the assessment will be based off the information provided and additional information may be sought prior to the Grant Agreement being paid (if successful). We would encourage you to apply with all available information.

*This advice has since been updated. Please refer to the SHERP Grants Information Updates document located on the website.*

* The alternative to two quotes is a QS report however, this is likely to have costs involved for the organisation.
* Costs for QS and any pre work cannot be claimed as a part of the grant amount.

## What is the Social Housing Economic Recovery Package?

The Social Housing Economic Recovery Package (SHERP) is a $319 million housing stimulus program launched in June 2020 to help aid the State’s economic and social recovery from COVID-19. It represents a significant government investment in a pipeline of works, targeted at social housing, to support the WA construction industry while improving the lifespan and quality of social housing in WA.

Led by the Department, the SHERP will be delivered across three separate workstreams:

* **New Builds – Workstream 1:** $97 million to build or buy (off-the-plan) 250 new social housing properties across metropolitan and regional WA.
* **Refurbishments – Workstream 2:** $142 million to refurbish 1,500 existing public and supported residential houses and community housing properties across WA.
* **Remote Aboriginal Communities Maintenance – Workstream 3:** $80 million for regional maintenance programs for approximately 3,800 regional social housing properties—including within remote Aboriginal communities.

Funding will be made available to providers of community housing across the SHERP’s three workstreams.

## What is the role of the Community Housing sector?

The Community Housing sector are established social housing asset managers with a clear understanding of client needs – and establishing productive partnerships between Communities and the sector forms a key part of the SHERP program, allowing sector providers to deliver services that would otherwise need to be provided by Government.

The SHERP Grants Program will help build the capacity and capability of the Community Housing sector in building and refurbishing homes, ensuring it’s able to deliver more social housing in the future. The refurbishment of existing stock will also extend the life of existing social housing assets, improving sustainability of homes and living conditions for tenants, and this has the potential to enable asset transfers to further build sector capacity.

## What is Social Housing?

Social housing is the overarching term used to describe all subsidised housing in Western Australia, provided for those in need for the duration of their need. Social housing includes public housing (managed by the Department of Communities) and Community Housing which is affordable housing for people on low to moderate incomes with a housing need.

## Who can apply for the grant?

Eligibility for the SHERP Grants Program differs between workstreams.

* **New Builds – Workstream 1:** available to registered Community Housing Organisations, and Local Government Authorities.
* **Refurbishments – Workstream 2:** available to Community Housing Providers, registered or unregistered with the Department or Local Government Authorities providing Community Housing Services. Applicants must have a form of contractual agreement with the Housing Authority within the Department to deliver social housing, transitional, disability, and crisis accommodation and associated tenant wrap around services, or be willing to enter into an agreement.
* **Remote Aboriginal Communities Maintenance – Workstream 3:** available to providers of social housing and maintenance in remote Aboriginal communities. Applications must have the written support and endorsement of the community they will be benefitting.

For full details on Eligibility criteria, please refer to the Guidelines for each workstream.

## Is there a timeframe for works to be completed?

Yes. For New Builds – Workstream 1 and Refurbishments – Workstream 2, funds must be expended and works completed by December 2024.

For Remote Aboriginal Communities Maintenance – Workstream 3, funds must be expended and works completed by December 2022.

## Can I submit more than one application and/or apply for funding under more than one workstream?

Yes, provided organisations can meet the eligibility criteria for each Workstream, as listed in the Guidelines and do not exceed the cap per project

## Where can I find the Eligibility Criteria?

The complete eligibility criteria are included within the Guidelines for each Workstream. Guidelines are available from the following links:

[https://www.wa.gov.au/government/publications/sherp-new-builds-grant](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect-au.mimecast.com%2Fs%2FA0DaCYWLkwcWZNmSGvzPi%3Fdomain%3Daus01.safelinks.protection.outlook.com&data=04%7C01%7CSHERGPmailbox%40communities.wa.gov.au%7C3b3a8805c4ab4f7ff66608d96cfba16a%7C99036377c0d44ddebe9e1bac0c850429%7C0%7C0%7C637660650319109541%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=7eoQ3PEzr5vpWs0ti2PjREuCf25g%2BdkegFpS8u5XRIg%3D&reserved=0)

[https://www.wa.gov.au/government/publications/sherp-refurbishment-grant](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect-au.mimecast.com%2Fs%2FhNw5C1WZmOcAmkxUXMZqr%3Fdomain%3Daus01.safelinks.protection.outlook.com&data=04%7C01%7CSHERGPmailbox%40communities.wa.gov.au%7C3b3a8805c4ab4f7ff66608d96cfba16a%7C99036377c0d44ddebe9e1bac0c850429%7C0%7C0%7C637660650319109541%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=EcH9mwRjk20l2a%2FjjhNp5tQCVa%2Bb3aeVbFT20ZUuBuQ%3D&reserved=0)

[https://www.wa.gov.au/government/publications/sherp-remote-maintenance-grant](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fprotect-au.mimecast.com%2Fs%2FV58tC3Q8ogHgMGoUv1vq9%3Fdomain%3Daus01.safelinks.protection.outlook.com&data=04%7C01%7CSHERGPmailbox%40communities.wa.gov.au%7C3b3a8805c4ab4f7ff66608d96cfba16a%7C99036377c0d44ddebe9e1bac0c850429%7C0%7C0%7C637660650319119533%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=y6CDXziNwqfQ2I7MTZmazBzNvWSi9RA9geRlhyE3Nsw%3D&reserved=0)

## Who do we contact for further information or clarification?

Questions or requests for further information relating to the SHERP Grants Program must be submitted in writing to the SHERP Grants Team at [SHERGPmailbox@communities.wa.gov.au](mailto:SHERGPmailbox@communities.wa.gov.au).

## When do applications close?

Applications for the SHERP Grants Program officially opened on 1 September 2021, with a closing date of 27 October for Refurbishments – Workstream 2 and 30 November 2021 for New Builds – Workstream 1. Remote Aboriginal Communities Maintenance – Workstream 3, will remain open until funding has been expended

## When will organisations be notified on the outcome of their application?

Successful and non-successful applicants are expected to be notified of the outcome of their submission in writing from December 2021 for Refurbishments – Workstream 2, and from January 2022 for New Builds – Workstream 1. Remote Aboriginal Communities Maintenance – Workstream 3 applicants are also expected to be notified from December 2021 until maintenance grant funding is fully committed.

## If successful, when will the funding be released?

The release of funds to successful organisations will align with the advice of successful applications. There will be milestone payments applied where required.

## Is there an overall target for the number of new or improved dwellings expected to be delivered though this Grant Program?

The Department will seek to fund projects to deliver as many social housing projects as appropriate across the state, through the three workstreams. It is anticipated that up to 100 new builds and 500 refurbishments will be achieved through the SHERP Grants program.

Do the New Builds – Workstream 1 and Refurbishments – Workstream 2 include metropolitan and regional areasYes, the new build and refurbishment workstreams will include projects in both metropolitan and regional WA. The Department is committed to delivering social housing where it’s most needed, and project locations will be assessed based on priority waitlist data and access to essential services.

## How are successful applicants selected?

Upon receipt of completed submissions, applications will be initially reviewed by Department staff who will, if required, contact applicants for any missing information or clarification. Finalised applications will then be presented to the SHERP Grants Program Advisory Panel for assessment. The Panel will include representation from the Department and other State Government agencies as required.

Once the assessment process has been completed, the Panel will put forward its recommendation for successful applications to the Minister for Housing for final consideration and approval. Detailed information on assessment criteria and weightings for each Workstream is included in Workstream Guidelines.

## Workstream 1 – New Builds

### What does the Department of Communities hope to achieve through the New Build funding?

This funding will enable providers of Community Housing to build new social housing where needed across metropolitan and regional WA to help ensure vulnerable Western Australians have a place to call home.

### Who is eligible to apply?

Only registered Community Housing Organisations (CHOs) and Local Government Authorities are eligible to apply for funding for New Builds – Workstream 1 projects. Submissions will be considered from a single entity, partnership or consortium, however - the lead applicant must be one of the above eligible organisations.

### Will the Department of Communities provide land for new build projects?

No. Organisations must already own the land to be used or be able to demonstrate the intention to acquire it.

### Who are the intended occupants for new builds under this program?

Occupants of these homes are those eligible for Band A social housing as per the following eligibility criteria:

[Community Housing Income and Asset Limits (CHIAL) Policy 2020](https://www.housing.wa.gov.au/HousingDocuments/Community_Housing_Income_and_Asset_Limits_Policy.pdf).

This includes, but is not limited to seniors, people with disability, families and single residents experiencing difficulties accessing housing and Aboriginal and Torres Strait Islander people.

### Is there a stipulated list of builders that organisations must use?

No. Applicants for New Builds – Workstream 1 funding are free to nominate their own builder for the construction project. A QS report must be provided.

### Is there a maximum dollar amount I can apply for under the New Builds - Workstream 1 grants?

Applicants can apply for a maximum of $5 million of grant funding per development under the new builds workstream.

This funding must allow for the total project cost, including any expected cost increases over the life of the project, project management costs and any regional loading. Additional funding will not be provided once a project has been approved.

### Can organisations apply for funding for more than one development/project under this grants program?

Yes. Organisations can apply for funding to deliver more than one project within the New Builds – Workstream 1, providing the total amount requested per development does not exceed $5 million. Separate applications must be submitted for each project.

### My organisation has already commenced construction on a social housing project. Can we apply for funding for this development?

No. Funding under the New Builds – Workstream 1 is only available for projects not yet commenced. Projects that have commenced construction before the Minister’s approval of the application will not be considered.

### Can New Builds – Workstream 1 funding be used to purchase land for social housing development?

No. Applicants must already own or lease the land to be developed or be able to demonstrate the intent to acquire it separate to the SHERP Grants Program.

### Can New Builds – Workstream 1 funding be used for property or tenancy management services?

No. Grants provided from the New Builds – Workstream 1 funding can only be used to deliver new social housing construction projects.

### How are locations selected when considering grant applications for New Builds – Workstream 1?

Through the SHERP Grants Program, the Department is seeking to deliver quality social housing in areas across WA where it is most needed.

In their application, community housing providers must be able to demonstrate a current or projected demand for social housing within that area and a suitable level of access to essential services such as schools, health services, public transport, parks and employment opportunities.

### Are organisations required to deliver a particular housing type?

No. New Builds – Workstream 1 projects may be standalone dwellings or part of a broader development.

Some exclusions do apply. SHERP Grant Program funding may not be used for the construction of dormitory style lodging, such as student accommodation, or for facilities that serve alcohol or conduct gambling. A full list of exclusions can be found in the [Guidelines for New Builds – Workstream 1.](https://www.wa.gov.au/government/publications/sherp-new-builds-grant)

### What documentation needs to be provided when applying for New Builds – Workstream 1 Funding?

Applicants are required to provide detailed information and evidence against five key criteria – project proposal, project cost, demand & location, technical & asset, and operation – with each provided a relative weighting in terms of assessment. Full information on the documentation required is included in the [Guidelines for New Builds – Workstream 1.](https://www.wa.gov.au/government/publications/sherp-new-builds-grant)

### How will applications be assessed?

Applications will be assessed against five weighted criteria: project proposal, project cost finance and funding, demand and location, technical and asset and operations. Full information of assessment criteria, weighting and evaluation of applications is included in the [Guidelines for New Builds – Workstream 1.](https://www.wa.gov.au/government/publications/sherp-new-builds-grant)

### If our application is successful, how soon can we commence construction?

Projects may commence as soon as the Minister has announced the approvals, the signed grant agreement has been received by the Department and all appropriate conditions have been met, including the contractual obligations on how the asset will be used for social housing post build.

Before calling for tenders and/or signing contracts, one copy of the final plans must be submitted to the Department, together with any required supporting documentation, to confirm that the funded project is consistent with the original submission. Any substantial alterations, change of plans or departures from the accepted Grant Submissions must also be submitted to the Department for approval from the Minister.

### Is there a deadline for our construction projects to be completed?

Yes. New Builds – Workstream 1 that are constructed with SHERP Grant Program funding much reach Practical Completion by December 2024.

### How will funding be provided? Will it be a lump sum payment or paid in instalments?

Funding will be released via progress payments, allowing the Department to review the builder’s work and resolve any issues prior to completion.

Successful applicants will receive their grant payments based on four key project milestones:

* Signing of a Grant Agreement – 20% initial upfront payment
* Base and Frame – 50% payment
* Lock-up – 20% payment
* Occupancy Permit – final 10% payment

### What are the reporting requirements for successful applicants?

Successful applicants must comply with the Department project monitoring and reporting requirements as a condition of their grant. These include providing the Department with:

* Status reports that provide updates on project progress and upcoming milestones, identifying any actual or potential risks and issues, and evidence of meeting payment milestones.
* Advanced notice of key milestones/opportunities.
* Advice of any changes to delivery timeframes, costs and project scope via a variation form.
* Site access for inspections, and availability for meetings and teleconferences as required by the Department staff or representatives.
* Building contracts, receipts and/or invoices on request.

### What if my organisation’s project scope or completion date changes after being awarded a grant?

The Department understands that project dates and scope can change as a development progresses. Should a project’s delivery timeframes vary significantly from the original approved application, organisations must follow a formal process to request an extension or variation. Requests for variation will be considered for approval by the Infrastructure Grants Manager or Minister for Housing. Please contact the SHERP Grants Team at [SHERGPmailbox@communities.wa.gov.au](mailto:SHERGPmailbox@communities.wa.gov.au) for further information.

### Can I get help with making a submission?

The detailed the [Guidelines for New Builds – Workstream 1](https://www.wa.gov.au/government/publications/sherp-new-builds-grant) contains valuable information to help guide applicants in completing their application.

Should you have any questions not covered by these documents, you can contact the SHERP Grants Team at [SHERGPmailbox@communities.wa.gov.au](mailto:SHERGPmailbox@communities.wa.gov.au) for further information and assistance

## Refurbishments – Workstream 2

### What does the Department of Communities hope to achieve through the Refurbishment - Workstream 2 funding?

This funding will enable providers of Community Housing to improve and extend the asset life of existing homes owned or managed by Community Housing Providers (CHPs) and Local Governments across metropolitan and regional WA and improve living conditions for tenants.

### Who is eligible to apply?

Both registered and unregistered Community Housing Providers who provide Community Housing Services. Applicants must have a form of contractual agreement with the Housing Authority within the Department to deliver social housing, transitional, disability, crisis accommodation and associated tenant wrap around services OR enter into a contractual agreement with the Department to deliver social housing for a minimum of three years on the asset. Local Government Authorities providing Social Housing Services are also eligible, and organisations that service remote or regional areas as a main provider of Social Housing will also be considered.

Submissions will be considered from a single entity, partnership or consortium, but the lead applicant must be one of the above eligible applicants.

### What is meant by the term social housing under the Refurbishment Funding – Stream 2?

Social housing is a collective term that refers to both public housing (managed by the Department) and community housing that is rented at a subsidised rate to income-eligible tenants.

### Who are the intended occupants for homes refurbished under this program?

The occupants of homes delivered under Refurbishments - Workstream 2 will be those eligible for Band A social housing – including (but not limited to) Aboriginal and Torres Strait Islander people, seniors, people with disability, families and single residents experiencing difficulties accessing housing. The policy pertaining to the eligibility requirements for Band A Social Housing can be found at the below link:

[Community Housing Income and Asset Limits (CHIAL) Policy 2020](https://www.housing.wa.gov.au/HousingDocuments/Community_Housing_Income_and_Asset_Limits_Policy.pdf).

### Can applications only be made for properties owned by the Department, or does this include properties owned by organisations?

Refurbishment Funding – Workstream 2 can be used for both community housing provider-owned assets and those owned or part-owned by the Department. In the case of leased properties, applicants will need to provide lease agreements as part of their submission.

### What sort of properties can be included under Refurbishments - Workstream 2?

Funding under Refurbishments - Workstream 2 can be used for the refurbishment of any type of eligible social housing dwellings, whether standalone or part of a broader development

### Is there a maximum amount I can apply for under Refurbishments - Workstream 2 grants?

Yes. Applicants can apply for a maximum of $500,000 in refurbishment funding per property under Refurbishments - Workstream 2. While applications may be submitted for more than one property or project, each property requires a separate application. While co-contributions are encouraged, they are not required for applications.

By way of example, should a community housing property have multiple units within one property (e.g. a complex with separate mailing addresses for each unit), the organisation may put in multiple applications (of up to $500K) per unit.

### What sort of refurbishments can be included in this grant?

Funding under Refurbishments - Workstream 2 can be used for a range of major and minor refurbishment projects to enhance or extend the life of existing social housing, disability housing, crisis and transitional housing assets in metropolitan and regional WA. Some examples of eligible refurbishment projects include kitchen, bathroom or laundry upgrades; painting, tiling, glazing or plaster work; landscaping and car parking; fencing; accessible ramps; roof upgrades; and fixed fittings or equipment. A full list of examples is included in the [Guidelines for Refurbishments - Workstream 2.](file:///C:\Users\loumck\Desktop\Grant%20guidelines\SHERP-Refurbishment-Grant-Guidelines%20(7).pdf)

### What can’t be included in an application for Refurbishment Funding?

There are a number of exclusions to SHERP Grants funding. For example, the Refurbishments – Workstream 2 funding cannot be used for items or projects including staff salaries and training, the purchase of vehicles, IT costs, loose (non-fixed) furniture and maintenance work. For a list of exclusions, please see the [Guidelines for Refurbishment - Workstream 2.](https://www.wa.gov.au/government/publications/sherp-refurbishment-grant)

### What stage should a project be at before applying for Refurbishment – Workstream 2 funding?

Projects must be fully scoped and costed before an application is submitted.

### My organisation has already commenced refurbishment work on a social housing project. Can we apply for Refurbishment – Workstream 2 funding?

No. Refurbishment projects that have commenced – or awarded a construction contract – before the grants are announced by the Minister are excluded from consideration.

### How are locations selected when considering grant applications?

The SHERP aims to provide quality social housing in areas across WA where it is most needed. In submitting an application for Refurbishment Funding – Workstream 2, Community Housing Providers must be able to demonstrate that the location of their proposed project is in an area with social housing demand and access to essential services such as schools, health services, public transport, parks and employment opportunities.

### What documentation needs to be provided when applying for Refurbishment – Workstream 2 funding?

Applicants are required to provide detailed information and evidence against five key criteria - project proposal, value for money, demand and location, technical and asset, and operations, with each provided a relative weighting in terms of assessment. Full information on the documentation required is included in the [Guidelines for Refurbishments - Workstream 2.](https://www.wa.gov.au/government/publications/sherp-refurbishment-grant)

### How will applications be assessed?

Applications for Refurbishment - Workstream 2 will be assessed against five key criteria – project proposal, value for money, demand and location, technical and asset, and operations, with each given a weighting. Full details of assessment criteria, weighting and evaluation of applications is included in the [Guidelines for Refurbishments - Workstream 2.](https://www.wa.gov.au/government/publications/sherp-refurbishment-grant)

### How will funding be provided – will it be a lump sum or in instalments?

Applicants who receive a grant of less than $250,000 will receive their funding in full on signing of a grant agreement. Applicants who receive a grant of more than $250,000 will have their funding released via progress payments, allowing the Department to review the builder’s work and resolve any issues prior to completion.

These successful applicants will receive an initial 50 per cent upfront payments on signing of a grant agreement, with further payments based on individual project progression

### What are the reporting requirements for successful funding applicants?

Successful applicants for Refurbishments – Workstream 2 must comply with project monitoring and reporting requirements as a condition of their grant. These include providing the Department with:

* Status reports – providing progress updates, project milestone updates, flagging risks and issues, and evidence of meeting payment milestones.
* Advance notice of key milestones/opportunities
* Advice of any changes time, cost and project scope via a variation form
* Any and all site inspections, meetings and teleconferences required by the Department staff or representatives
* Building contracts, receipts and/or invoices on request

### If our application is successful, how soon can we commence refurbishment works?

Projects may commence as soon as the Minister has announced approvals, the signed grant agreement has been received by the Department and all appropriate conditions have been met. Before calling for tenders or signing contracts, one copy of the final plans must be submitted to the Department, together with any required supporting documentation, to confirm that the funded project is consistent with the original submission. Any substantial alterations, change of plans or departures from the accepted Grant Submissions must also be submitted to the Department for approval from the Minister.

### When does our project need to be completed?

Refurbishment – Workstream 2 projects awarded funding under the SHERP Grants Program must be completed by December 2024.

### What if my organisation’s project scope or date changes after being awarded a grant?

The Department understands that project dates and scope can change as a project progresses. Should a project vary significantly from the original approved application, a formal request for an extension or variation must be submitted. Requests for variation will be considered for approval by the Infrastructure Grants Manager or Minister for Housing. Full details on the information required to request a variation can be obtained by contacting the SHERP Grants Team at [SHERGPmailbox@communities.wa.gov.au](mailto:SHERGPmailbox@communities.wa.gov.au)

### Can I get help with making a submission?

The detailed [Guidelines for Refurbishments - Workstream 2](https://www.wa.gov.au/government/publications/sherp-refurbishment-grant) (contains valuable information to help guide applicants. Should you have any questions not covered by these documents, you can contact the Department of Communities Infrastructure Grants Team at [SHERGPmailbox@communities.wa.gov.au](mailto:SHERGPmailbox@communities.wa.gov.au) for further information and assistance.

## Remote Aboriginal Communities Maintenance – Workstream 3

### What is the aim of the Remote Aboriginal Communities Maintenance - Workstream 3?

This funding is being provided to is to allow eligible organisations to carry out maintenance works on existing housing stock to improve their liveability and asset lifespan. The funding will be distributed with the aim of creating local jobs and training opportunities, improving the quality of social housing and standard of living for Aboriginal people in remote communities, and building capacity in the community

### What is an ACCO?

An ACCO is an independent, not-for-profit corporation based in and governed by the local Aboriginal community, who delivers holistic and culturally appropriate services to the Aboriginal community that controls it.

### Who is eligible to apply?

The following organisations are eligible to apply for Remote Aboriginal Communities Maintenance – Workstream 3: Aboriginal Community Controlled Organisation (ACCO), including Community Councils; Aboriginal Business Enterprise (certified or registered); Community Development Program Providers; Business Partnerships; Non-Aboriginal Businesses/Organisations; Non-Aboriginal Community Housing Organisations; and Non-Aboriginal Businesses/Organisations. For full details on eligibility, please see the [Guidelines for Remote Aboriginal Communities Maintenance - Workstream 3.](https://www.wa.gov.au/government/publications/sherp-remote-maintenance-grant)

### Is there a maximum amount I can apply for under the Remote Aboriginal Communities Maintenance - Workstream 3?

Yes. A maximum of $100,000 per property is available to eligible organisations. There are no restrictions on the number of applications that an eligible organisation can submit to the program. Organisations can apply for maintenance across multiple properties in the one application, providing that the cap per property does not exceed $100,000. The details of the maintenance type per property must be clearly stated in the application and corresponding quotes are referenced.

### What locations are eligible?

The following locations are eligible for consideration for Remote Aboriginal Communities Maintenance – Workstream 3:

* Remote communities as per Department of Aboriginal Affairs records;
* Remote communities located on Aboriginal Lands Trust Estates, Aboriginal Freehold Land, Pastoral Leases or National Parks; and
* Aboriginal Town-Based Reserves.

### Can applications only be made for properties owned by the Department, or does this include properties owned by organisations?

Both. Remote Aboriginal Communities Maintenance – Workstream 3 can be used for both provider-owned assets and those owned or part-owned by the Department. In the case of leased properties, applicants will need to provide lease agreements as part of their submission.

### What sort of maintenance work can be included in this grant?

Remote Aboriginal Communities Maintenance – Workstream 3 can be used to undertake a range of work to repair damage or prevent deterioration, and to provide a liveable home for the expected lifetime of the asset. Examples of maintenance work which would be considered include replacement of damaged gutters or downpipes, replacement of damaged or fallen fencing, shower waterproofing or re-grouting, repairing roof leaks or damaged internal walls, pest control and tree-lopping to clear branches from roofs. Further examples of eligible maintenance work are included in the [Guidelines for Remote Aboriginal Communities Maintenance – Workstream 3.](https://www.wa.gov.au/government/publications/sherp-remote-maintenance-grant)

### What can’t be included in an application for Remote Aboriginal Maintenance - Workstream 3?

Urgent works relating to tenant safety should not rely on funding through the SHERP Grants Program. Electrical, plumbing, gas or other high risk works that require licensed tradespeople will not be considered. Painting of internal and external walls will be considered a low priority item unless done to seal otherwise undamaged asbestos-containing material or to rectify graffiti.

### What documentation or evidence needs to be provided when applying for Remote Aboriginal Communities Maintenance - Workstream 3?

Applicants are required to provide detailed information and evidence against five key criteria – project proposal, value for money, demand and location, technical and asset, and operations, with each provided a relative weighting in terms of assessment. They must also provide written evidence of support and endorsement from the remote community that that will benefit from the Maintenance works. Full information on the documentation and evidence required is included in the [Guidelines for Remote Aboriginal Communities Maintenance - Workstream 3.](https://www.wa.gov.au/government/publications/sherp-remote-maintenance-grant)

### How will applications be assessed?

Applications for Remote Aboriginal Communities Maintenance - Workstream 3 will be assessed against five key criteria – project proposal, value for money, demand and location, technical and asset, and operations – with each given a weighting. Full details of assessment criteria, weighting and evaluation of applications is included in the [Guidelines for Remote Aboriginal Communities Maintenance – Workstream 3.](https://www.wa.gov.au/government/publications/sherp-remote-maintenance-grant)

Priority consideration will be given to maintenance work that supports environmental health outcomes in remote Aboriginal communities, reduces the cost of living, and has the ability to extend the life of assets and ensure sustainable social housing at the local level.

### How are locations selected when considering grant applications for Remote Aboriginal Communities Maintenance – Workstream 3?

Locations must meet the eligibility requirements outlined above for remote communities. In addition, favourable consideration will be given to communities that:

* have 100 or more residents;
* have residents living in permanent dwellings for most of the year;
* can be reasonably accessed;
* require the type of maintenance work appropriate to the SHERP Grants Program; and
* allow non-seasonal work to be carried out.

### If our application is successful, how soon can we commence the works?

Projects may commence as soon as the Minister has announced approvals, the signed grant agreement has been received by the Department and all appropriate conditions have been met. Before calling for tenders or signing contracts, one copy of the final plans must be submitted to The Department, together with any required supporting documentation, to confirm that the funded project is consistent with the original submission. Any substantial alterations, change of plans or departures from the accepted Grant Submissions must also be submitted to the Department for approval from the Minister.

### When does our project need to be completed?

Remote Aboriginal Communities Maintenance - Workstream 3 projects awarded under the SHERP Grants Program must be completed by 31 December 2022.

### If our application is successful, when can we expect to receive funding?

The Remote Aboriginal Communities Maintenance – Workstream 3 will remain open until funding is fully committed. Successful applicants can expect to be notified two months post grant submission, with funding expected to be released one month thereafter. Grants will be assessed and awarded up until the funding allocation is fully committed.

### How will funding be provided – will it be a lump sum or in instalments?

Successful applicants for Remote Aboriginal Communities Maintenance – Workstream 3 will receive the full grant payment upfront on signing of the grant agreement if the total project cost is under $250,000. A milestone arrangement may be applicable to project applications over $250,000.

### What are the reporting requirements for successful funding applicants?

Successful applicants for Remote Aboriginal Communities Maintenance – Workstream 3 must comply with project monitoring and reporting requirements as a condition of their grant. These include providing the Department with:

* notification of risks and issues, together with evidence if required
* advice of any changes to time, cost and project scope via a variation form
* site inspections, meetings and teleconferences with Department staff or representatives if required.

### What if my organisation’s project scope or date changes after being awarded a grant?

The Department understands that project dates and scope can change as a project progresses. Should a project vary significantly from the original approved application, a formal request for an extension or variation must be submitted. Requests for variation will be considered for approval by the Infrastructure Grants Manager or Minister for Housing. Full details on the information required to request a variation can be requested from the SHERP Grants Team at [SHERGPmailbox@communities.wa.gov.au](mailto:SHERGPmailbox@communities.wa.gov.au)

### Can I get help with making a submission?

The detailed [Guidelines for Remote Aboriginal Communities Maintenance - Workstream 3](https://www.wa.gov.au/government/publications/sherp-remote-maintenance-grant) will assist with application and submission of projects

Should you have any questions not covered by these documents, you can contact the Department of Communities SHERP Grants Team at [SHERGPmailbox@communities.wa.gov.au](mailto:SHERGPmailbox@communities.wa.gov.au) for further information and assistance.