

Household Energy Upgrades Fund (social housing) – Western Australia

FEDERATION FUNDING AGREEMENT – ENVIRONMENT

Table 1: Formalities and operation of schedule																									
Parties	Commonwealth Western Australia (WA)																								
Duration	This Schedule is expected to expire on 30 June 2027 or on completion of the end of term evaluation, including data, evaluation and reporting contributions from WA.																								
Purpose	<p>This Schedule will support the delivery of a range of energy performance upgrades to existing households in public and community social housing under the Household Energy Upgrades Fund (social housing) initiative (the Initiative). These upgrades will contribute to the reduction of energy bills, energy consumption, and/or increased thermal comfort for social housing tenants and properties.</p> <p>In entering into this Agreement, the Commonwealth and WA will partner to provide additional benefits for social housing tenants, above and beyond existing WA programs.</p>																								
Estimated financial contributions	<p>The Commonwealth will provide total financial contribution of up to \$31.6 million to WA with a matched co-contribution in respect of this Schedule.</p> <p>Of the total financial contribution from the Commonwealth, up to \$6.023m will be provided for the delivery of Phase 1 pilot activities. The remainder of Commonwealth funding will be provided for Phase 2 and could include any unused funds from Phase 1 activities, as agreed through Milestone 3.</p> <table border="1"> <thead> <tr> <th>Table 1 (\$ million)</th> <th>2023-24</th> <th>2024-25</th> <th>2025-26</th> <th>2026-27</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Estimated total budget</td> <td>0.000</td> <td>5.201</td> <td>22.141</td> <td>35.858</td> <td>63.200</td> </tr> <tr> <td><i>Less estimated National Partnership Payments</i></td> <td>0.000</td> <td>2.338</td> <td>10.939</td> <td>18.323</td> <td>31.600</td> </tr> <tr> <td>Balance of non-Commonwealth contributions</td> <td>0.000</td> <td>2.863</td> <td>11.202</td> <td>17.535</td> <td>31.600</td> </tr> </tbody> </table> <p>Note: totals may not add due to rounding.</p>	Table 1 (\$ million)	2023-24	2024-25	2025-26	2026-27	Total	Estimated total budget	0.000	5.201	22.141	35.858	63.200	<i>Less estimated National Partnership Payments</i>	0.000	2.338	10.939	18.323	31.600	Balance of non-Commonwealth contributions	0.000	2.863	11.202	17.535	31.600
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Additional terms	<p>The Commonwealth will provide 50% of total costs incurred by WA up to the total amount in Table 1. Commonwealth funding will be used for capital expenditure only and must not be used for administrative costs. Delivery of the Program Plan, as specified under Milestone 1, is considered an eligible activity under this Schedule.</p> <p>Program Plan</p> <p>The Program Plan will outline how WA will implement energy performance upgrades to approximately 4,350 existing social housing properties, across two Phases of delivery.</p> <p>Phase 1 pilot: The Program Plan will outline how WA will implement energy performance upgrades to up to 450 existing social housing properties, located in regional and remote locations, for Phase 1 of this Agreement.</p> <p>Phase 2: WA to submit a revised Program Plan, outlining how WA will implement energy performance upgrades to up to 3,900 existing social housing properties (including community housing) in line with learnings on costs and scope from Phase 1 under this Agreement no later than 04 April 2025.</p> <p>The Program Plan will be used as part of the assessment process when reviewing progress against the Performance Milestones under this Agreement. The Program Plan will be reviewed and updated where required by WA, in consultation with the Commonwealth, on at least a yearly basis.</p> <p>Evaluation</p> <p>The Commonwealth will evaluate the Initiative. To this end, the Commonwealth will conduct a mid-point evaluation in 2025 and an end of term evaluation in 2027. WA will cooperate reasonably with the Commonwealth, including providing data and/or WA program evaluation results, in the conduct of the evaluations.</p>
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Performance milestones	Report due	Payment
<p>Milestone 1: Program Plan to enable WA to successfully deliver on energy performance upgrades to social housing.</p> <ul style="list-style-type: none"> • Program Plan, developed in consultation with, and to the satisfaction of, the Commonwealth, and conforming to parameters set out in Appendix A, containing: <ul style="list-style-type: none"> ○ Implementation details, such as timelines, projected budget and expected outcomes (including number of properties expected to be impacted within each reporting period). ○ Risk Management Plan ○ Tenant Engagement Plan ○ Evaluation and Data Plan, aligned to the Commonwealth guidance on evaluation and data for this Initiative • Evidence of WA co-contribution made to date and within reporting period, including alignment with projected budget as outlined in the Program Plan. 	10 business days after execution of this Agreement	50% of costs for delivery of eligible activities up to \$0.912m
<p>Milestone 2: Interim Progress Report for the period from the commencement of this Agreement to 31 December 2024.</p> <p>Satisfactory progress against the Program Plan demonstrated through an Interim Progress Report, to the satisfaction of the Commonwealth, containing:</p> <ul style="list-style-type: none"> • Summary of all committed and completed activities for this reporting period including: <ul style="list-style-type: none"> ○ Committed and successfully delivered activities, aligned to the Commonwealth guidance on evaluation and data for this Initiative. At a minimum, this must include: <ul style="list-style-type: none"> ▪ the number of social housing property upgrades completed, further divided by project stream or phase (where relevant) and type of housing (for example, public, community and/or First Nations) ▪ types and costs of energy performance upgrades installed in social housing properties ▪ any products or deliverables due within this reporting period, agreed to under the Evaluation and Data Plan. ○ Progress of all activities tracked against the Program Plan, including any mitigation strategies where activities are deviating from the Program Plan. ○ Evaluation findings or progress, for example estimation of the impacts of the energy performance upgrades (decreased energy consumption, decreased energy bills and/or increased thermal comfort of occupants). 	07/03/2025	50% of costs for delivery of eligible activities up to \$2.338m, less any payments made in Milestone 1

<ul style="list-style-type: none"> • Audit and inspection compliance reporting, including number of upgrades inspected, pass/fail rates and rectification notices issued. • Evidence of WA co-contribution made to date and within reporting period, including alignment with projected budget as outlined in the Program Plan, against Phase 1 activities. 		
<p>Milestone 3: Revised Program Plan which includes Phase 2 activities.</p> <p>WA to submit a revised Program Plan, to deliver energy upgrades to social housing properties under Phase 1 and Phase 2, in line with learnings on costs and scope from Phase 1. The revised Program Plan, especially for Phase 2 implementation, must:</p> <ul style="list-style-type: none"> • outline how WA intends to meet the parameters set out in Appendix A, and • have been developed in consultation with, and to the satisfaction of, the Commonwealth, and • be feasible and achievable, with all proposed upgrade activities under Phase 2 to be completed (or committed) by 30 June 2027. 	04/04/2025	N/A
<p>Milestone 4: Annual Progress Report for the period 1 January 2025 to 30 June 2025.</p> <p>Satisfactory progress against the Program Plan demonstrated through an Annual Progress Report to the satisfaction of the Commonwealth, containing:</p> <ul style="list-style-type: none"> • Summary of all committed and completed activities for this reporting period including: <ul style="list-style-type: none"> ○ Committed and successfully delivered activities, aligned to the Commonwealth guidance on evaluation and data for this Initiative. At a minimum, this must include: <ul style="list-style-type: none"> ▪ the number of social housing property upgrades completed, further divided by project stream or phase (where relevant) and type of housing (for example, public, community and/or First Nations) ▪ types and costs of energy performance upgrades installed in social housing properties ▪ any products or deliverables due within this reporting period, agreed to under the Evaluation and Data Plan. ○ Evaluation findings or progress, for example estimation of the impacts of the energy performance upgrades (decreased energy consumption, decreased energy bills and/or increased thermal comfort of occupants). • Updated Program Plan, if required, developed in consultation with and to the satisfaction of, the Commonwealth. The Program Plan should reflect any changes to implementation, including changes in the work program, major delays or issues to-date. 	05/09/2025	50% of costs for delivery of eligible activities up to \$5.469m

<ul style="list-style-type: none"> • Data reporting for the mid-point evaluation, aligned to the Commonwealth guidance on evaluation and data for this Initiative. • Audit and inspection compliance reporting, including number of upgrades inspected, pass/fail rates and rectification notices issued. • Evidence of WA co-contribution made to date and within reporting period, including alignment with projected budget as outlined in the Program Plan, against Phase 1 and Phase 2 activities. 		
<p>Milestone 5: Interim Progress Report for the period 1 July 2025 to 31 December 2025.</p> <p>Satisfactory progress against the Program Plan demonstrated through an Interim Progress Report, to the satisfaction of the Commonwealth, containing:</p> <ul style="list-style-type: none"> • Summary of all committed and completed activities for this reporting period including: <ul style="list-style-type: none"> ○ Committed and successfully delivered activities, aligned to the Commonwealth guidance on evaluation and data for this Initiative. At a minimum, this must include: <ul style="list-style-type: none"> ▪ the number of social housing property upgrades completed, further divided by project stream or phase (where relevant) and type of housing (for example, public, community and/or First Nations) ▪ types and costs of energy performance upgrades installed in social housing properties ▪ any products or deliverables due within this reporting period, agreed to under the Evaluation and Data Plan. ○ Progress of all activities tracked against the Program Plan, including any mitigation strategies where activities are deviating from the Program Plan. • Updated Program Plan, if required, developed in consultation with and to the satisfaction of, the Commonwealth. The Program Plan should reflect any changes to implementation, including changes in the work program, major delays or issues to-date. • Evidence of WA co-contribution made to date and within reporting period, including alignment with projected budget as outlined in the Program Plan, against Phase 1 and Phase 2 activities. 	06/03/2026	50% of costs for delivery of eligible activities up to \$10.939m, less any payments made in Milestone 4
<p>Milestone 6: Annual Progress Report for the period 1 January 2026 to 30 June 2026.</p> <p>Satisfactory progress against the Program Plan demonstrated through an Annual Progress Report to the satisfaction of the Commonwealth, containing:</p> <ul style="list-style-type: none"> • Summary of all committed and completed activities for this reporting period including: <ul style="list-style-type: none"> ○ Committed and successfully delivered activities, aligned to the Commonwealth guidance on evaluation and data for this Initiative. At a minimum, this must include: 	04/09/2026	50% of costs for delivery of eligible activities up to \$9.161m

<ul style="list-style-type: none"> ▪ the number of social housing property upgrades completed, further divided by project stream or phase (where relevant) and type of housing (for example, public, community and/or First Nations) ▪ types and costs of energy performance upgrades installed in social housing properties ▪ any products or deliverables due within this reporting period, agreed to under the Evaluation and Data Plan. <ul style="list-style-type: none"> ○ Evaluation findings or progress, for example estimation of the impacts of the energy performance upgrades (decreased energy consumption, decreased energy bills and/or increased thermal comfort of occupants). <ul style="list-style-type: none"> • Updated Program Plan, if required, developed in consultation with and to the satisfaction of, the Commonwealth. The Program Plan should reflect any changes to implementation, including changes in the work program, major delays or issues to-date. • Audit and inspection compliance reporting, including number of upgrades inspected, pass/fail rates and rectification notices issued. • Evidence of WA co-contribution made to date and within reporting period, including alignment with projected budget as outlined in the Program Plan, against Phase 1 and Phase 2 activities. 		
<p>Milestone 7: Final Report for the period of this Agreement.</p> <ul style="list-style-type: none"> • Summary of all committed and completed activities for the reporting period 1 July 2026 to 31 March 2027, aligned to the Commonwealth guidance on evaluation and data for this Initiative. At a minimum, this must include: <ul style="list-style-type: none"> ○ the number of social housing property upgrades completed, further divided by type of housing (for example, public, community and/or First Nations) ○ types and costs of energy performance upgrades installed in social housing properties ○ any products or deliverables due within this reporting period, agreed to under the Evaluation and Data Plan ○ committed activities for the remainder of this Agreement, including activities scheduled for completion by 30 June 2027. • Summary of the activities delivered and outcomes achieved over the period of this Agreement to the satisfaction of the Commonwealth. At a minimum, this summary will contain: <ul style="list-style-type: none"> ○ Total number of social housing property upgrades completed, further divided by type of housing (for example, public, community and/or First Nations). 	09/04/2027	50% of costs for delivery of eligible activities up to \$18.323m, less any payments made in Milestone 6

<ul style="list-style-type: none"> ○ Types and costs of energy performance upgrades installed in social housing properties. ○ Draft evaluation findings, including outcomes of all activities. For example, estimation of the impacts of the energy performance upgrades (decreased energy consumption, decreased energy bills and/or increased thermal comfort of occupants). ○ Data reporting for the end of term evaluation, aligned to the Commonwealth guidance on evaluation and data for this Initiative. ○ Audit and inspection compliance reporting, including number of upgrades inspected, pass/fail rates and rectification notices issued. ○ Committed activities for the remainder of this Agreement. <ul style="list-style-type: none"> ● Total WA co-contribution made for the period of this Agreement, against Phase 1 and Phase 2 activities. 		
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The Parties have confirmed their commitment to this schedule as follows:

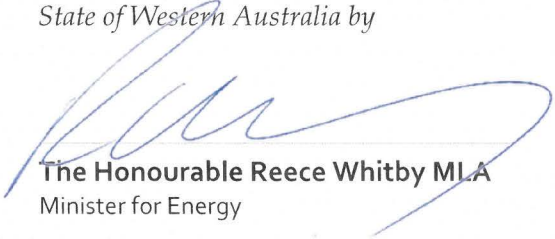
Signed for and on behalf of the Commonwealth of Australia by



The Honourable Josh Wilson MP
Assistant Minister for Climate Change and Energy

28 / 11 / 2024

Signed for and on behalf of the State of Western Australia by



The Honourable Reece Whitby MLA
Minister for Energy

18 / 12 / 2024

Appendix A: Key parameters

The policy objectives of the Initiative are:

- Work in partnership with states and territories to avoid duplication and to provide clear additional benefits for social housing tenants, including those in both public and community housing sectors, above and beyond existing or announced state and territory programs.
- Contribute to the reduction of energy bills for vulnerable social housing tenants who face barriers to upgrades, including financial, information and housing tenure related barriers.
- Contribute to increased thermal comfort for social housing tenants, with associated quality of life and health benefits.
- Promote broader positive contributions to reducing Australia's emissions and improving energy performance social licence.

Key Design Principles

The 10 design principles for the Initiative will guide the states and territories' program design.

1. **Energy bill reduction and affordability:** target investment to catalyse uptake of energy performance upgrades that reduce energy bills for consumers.
2. **Impact:** support energy upgrades for social housing tenants who face barriers (e.g. financial, information and housing tenure related barriers) and increase thermal comfort for tenants, with associated quality of life and health benefits.
3. **Support energy system reliability:** the Initiative targets reduction in energy use, easing pressure and supporting reliability of the energy system.
4. **Contribute to Australia's emissions reduction targets:** support Australia meeting its emission reduction targets of 43 percent by 2030 and Net-Zero emissions by 2050. The Initiative will target investment to catalyse uptake of energy performance upgrades that reduce household emissions and safeguard against impacts of a changing climate.
5. **A partnership approach:** designed in partnership with states and territories and in consultation with delivery partners and key stakeholders. The Initiative will seek to align with existing Commonwealth and state and territory programs and processes, avoid duplication and require evidence of additionality to policies and program already underway.
6. **Leveraging Commonwealth investment:** to maximise the Commonwealth investment, projects will be prioritised that demonstrate that investment through the Initiative will provide significant benefits above and beyond existing or announced state and territory programs.
7. **Risk management by design:** safety in implementation will be secured through design with delivery partners and careful planning and sequencing of measures; with an emphasis on incorporating safety, training or competency requirements, accreditation, audit and inspection (including compliance with work codes and certifications) arrangements into program design.
8. **Catalysing business capacity and skills:** stimulate business and skills capacity to deliver retrofits for electrification and energy efficiency upgrades in households. Consideration should be given to employment and business opportunities to optimise the benefits for women, First Nations Australians, and other under-represented cohorts.
9. **Inclusive:** Consultation with cohorts that are prone to energy hardship and over-represented in social housing, such as First Nations Australians, women and people with a disability will be required to ensure diverse needs for energy performance are met.
10. **Social Licence:** Building confidence in communities that the energy transition can deliver direct benefits.

Design Parameters

The design parameters set the boundaries for state and territory co-investment proposals.

Co-investment	<p>Co-funding must be in the form of funding for specific measures aligned with the intent of the Initiative, or an expansion of an existing program whereby the extension is aligned with the intent and design parameters of the Initiative.</p> <p>Projects receiving other sources of Commonwealth funding will not be considered as contributing to a jurisdiction’s co-investment amount.</p> <p>Co-investment from the community housing sector, and industry, is also of interest.</p>
Program delivery types	<p>The program delivery type will vary by jurisdiction and may take a phased approach, including one, or a combination, of the following:</p> <p>Seed funding and/or pilot Undertake a pilot program for up to 18 months to trial and identify a practical pathway to larger scale implementation of upgrades. The timeframes and scope of the pilot must be defined and must deliver upgrades as an outcome. Pilot programs must commence prior to 31 December 2024.</p> <p>Expansion of an existing program Build on an existing program (including previous pilots). Jurisdictions must be able to demonstrate the additional element(s) above and beyond the scope of the existing program (e.g. expanded scale or scope of upgrades, number of households, new regions or new cohorts).</p> <p>New program Establish new programs to roll out upgrades to social housing. Interventions must be targeted at cohorts and technologies that meet the intent of the Initiative and be tailored to the needs of the jurisdiction’s unique housing stock requirements (including climate zones, remote and or regional considerations).</p>
Target cohort	<p>The Initiative will deliver energy and cost saving benefits to people residing in social housing.</p> <p>Social housing is government subsidised short and long-term rental housing. In Australia in recent decades, it has mainly been available to people on very low incomes, and who often have experienced homelessness, family violence or have other complex needs.¹ This includes public housing, state owned and managed Indigenous housing, community housing and Indigenous community housing.</p>
Energy efficiency upgrade types	<p>Energy performance upgrades aim to reduce energy use and costs while improving the thermal comfort benefits of a household.</p> <p>The scope of energy performance upgrades cover renewable energy (e.g. solar PV and batteries), thermal shell (e.g. draught proofing, high performance glazing, insulation, external window shading) and or appliances upgrades including electrification (e.g. hot water systems, split cycle aircon, cooktops and ovens).</p>

	<p>Upgrades to communal spaces are within scope if all tenants using the communal space are social housing tenants and jurisdictions can measure the benefit of the upgrade to the social housing tenants.</p> <p>Flexibility is built into the design to account for differences in home types and regions. Jurisdictions will develop their own prioritisation processes for upgrades, tailored to different housing characteristics within each jurisdiction (e.g. age of housing stock, climate zone, equity of distribution).</p> <p>The Initiative is not designed to support general maintenance activities, however co-investments may leverage existing maintenance schedules to roll out the energy upgrades. Consideration will be given to maintenance as a direct consequence of enabling the energy upgrade (e.g. roof upgrades to enable installation of solar), however the majority of the funding per dwelling must be used on the energy upgrade itself.</p>
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Variations to parameters

Variations to the parameters outlined above constitute a variation to this Agreement, and will be agreed by Commonwealth and State Ministers.