

How can we create ‘smart’ housing that protects vulnerable and mature-aged tenants?

Challenge summary

The SA Housing Authority (SA Housing) manages 35,000 houses across the state. Approximately 5,600 of the tenants are aged 60 years old and/or live with a disability. Through this Challenge, SA Housing is seeking to work with innovative startup(s) to design and implement advanced technologies ie IoT, AI, robotics, sensors etc to create ‘smart’ houses. It is intended for these smart houses to increase the tenant’s safety without compromising their privacy and day-to-day functioning.

Overview of the Challenge

SA Housing works with customers, the housing and homelessness sector and the broader community to provide better housing opportunities for all South Australians. The SA Housing Trust Board is responsible to the Minister for Human Services who oversees the operations of the SA Housing Trust.

SA Housing manages 35,000 houses across the state. These include single building, attached housing, walk up flats, and apartments. Approximately 20,000 houses are occupied by single tenants. In the single tenant properties around 11,500 tenants have a reported disability. Of those with a reported disability, 3,300 are over 60 and 2,300 are over 70.

Living alone at any stage has risks but living alone with a disability increases the risks to tenant safety. It could be as simple as not being able to turn on the heating on a very cold night, or cooling on a very hot day, or having a fall and not being able to contact anyone for help.

Many people living with a disability will have a support worker or carer but they will only be with the tenant for limited periods of time. This puts the aged and those with a disability at high risk of injury that is not immediately detectable.

Solution requirements

This Challenge is intended to leverage a broad range of innovative technologies to help SA Housing provide better care and give vulnerable tenants (and their families) peace of mind.

The list of potential solutions is not predetermined (and we are seeking innovative ideas) but may include the following:

- Tracking key housing conditions (eg heating, cooling, damp, mould), where abnormal levels are detected and reported in real-time
- Monitoring of tenant movement and real-time reporting of abnormal or no movement detection
- Voice activated utilities and furniture
- Biometric sensors that passively monitors the health and wellbeing of tenants.

A critical consideration for any solution(s) development is to not compromise the privacy and the retention of private data from a tenant. This will create certain constraints on what will be practically suitable for implementation by SA Housing.

SA Housing are interested in running a pilot or trial on a small number of potential solutions with the view of assessing scalability.

Commercial benefits of the solution

In 2020 the State Government released its 10-year plan *Our Housing Future 2020-30*, which outlines a long-term strategy for a better housing future for South Australia. It includes 33 actions under five clear strategies. One of the identified strategic directions includes:

- Modernise the social housing system so that it better suits our changing tenant profile and provides stable housing to those who need it most, under a more sustainable service model for the future.

SA Housing are committed to modernising South Australian housing assets. Any solution developed and piloted as part of this Challenge will be scalable to privately owned residential, aged care facilities and other government owned housing assets.

Further information about this challenge

A Q&A session will be held where further information can be obtained directly from the SA Housing Challenge Owner and the Go2Gov Program Manager. To register your interest for this session and if you have any further questions regarding this Challenge, please contact the Program Manager at DIS.SmartProcure@sa.gov.au.

How to apply

For information on the eligibility criteria and how to apply, visit www.fixe.org.au