



Hunter-Central Coast Tenants Advisory Council Inc.

P.O. Box 2299, DANGAR NSW 2309

23rd February 2006

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Public Bodies Review Committee

Inquiry into the Allocation of Social Housing in New South Wales

1. Current levels of funding for the development of new housing stock

Current levels of stock are not replenished to meet the demand, and stock that is taken out of the system is not replaced fully, for example, Booragul. Also the false belief that stock transfers to Community Housing is to help meet the need, but is it being replaced in Public Housing?

2. The effectiveness and appropriateness of housing allocations

Those with complex needs are being housed among our elderly and the very vulnerable. Tenants as the over 55's accommodation was re-zoned and is now classified as pensioner. This enables 18 year olds to be housed in one (1) bedroom accommodation and they are not always, supported by a Worker. The process of police notification and every issue being diarised is not only daunting but in many cases tenants are to afraid to submit this information thus, resulting in elderly people locking themselves away, as recently seen in Sydney go unnoticed due to their fear of neighbours.

3. Role of community housing in meeting the demand for social housing

Community Housing offers a more personal service, and is able to manage their clients as their stock numbers are smaller. But how this will continue in the future is very disturbing as the applicants must have a T number from Department of Housing to be eligible, thus forcing more people with complex needs creating higher maintenance. How will they survive?

4. Social housing allocation systems in other jurisdictions

5. Any other related matters

The ability for those on low income who do not have complex needs or a disability, how can they support their family with stable accommodation and stability for education? This insecurity leads to educational problems for children leading to health issues. These are the disadvantaged in our community who fall through the gaps. Who is going to fill this void as the Reshaping of Public Housing does not address this issue? How will social housing stock be increased in the next five (5) years, to assist with the demand blowout?

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