

**Submission  
No 5**

**OPTIONS TO IMPROVE ACCESS TO EXISTING AND ALTERNATE  
ACCOMMODATION TO ADDRESS THE SOCIAL HOUSING SHORTAGE**

**Organisation:** BlueCHP Limited

**Date Received:** 20 July 2021

By email; [communityservices@parliament.nsw.gov.au](mailto:communityservices@parliament.nsw.gov.au)

12 July 2021

Chair  
Committee on Community Services  
NSW Parliament House  
Sydney, NSW, 2000

Dear Chair

Thank you for the opportunity to respond to the NSW Parliament Committee on Community Services. I welcome the opportunity to comment, particularly as it relates to Community Housing Provider's capacity to increase the supply of housing. The NSW Government recently noted that in south west Sydney, where BlueCHP is based, there are 12,243 people waiting on the social housing register, 1,332 of which require urgent assistance. It is BlueCHP's mission to assist these people and as a specialist Community Housing Provider, focusing on development & supply of social, affordable and disability housing, we are well placed to increase the supply of housing to assist those in need.

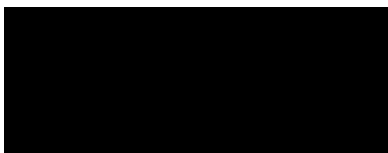
In BlueCHP's view there is only one way the NSW Government can assist to increase the supply housing to meet unmet need, and that is to use government land, currently occupied by social housing, for redevelopment. All other funding subsidies come from the federal government. Land currently owned by Land and Housing Corporation is the only real policy lever at the NSW Government's disposal.

Using government land would allow CHP's to access private finance, including from the NHFIC. Procuring redevelopment on a LGA or cluster wide basis would create a clear pipeline of work and give certainty to all involved. Any funding required to bridge the yield gap should be considered in the context of regional procurement. In this regard BlueCHP has previously written to government proposing such an approach, one where all subsidies, land, financing and funding are coordinated by CHP's to develop new housing.

The attached map of Campbelltown details this approach and shows a project to invest \$3 billion in the Campbelltown LGA to deliver 7000 new dwellings. BlueCHP has completed similar work for other LGA's.

The NSW Government has come a long way in recent years with Communities Plus and the Tenancy Management Transfer Program opening the door for Community Housing Providers to play a greater role in the delivery of housing. More recently, the 20-year lease policy and now this 49-year lease policy provide greater certainty for Community Housing Providers. The next step, to significantly increase the supply of housing, is to coordinate all subsidies with Community Housing Providers. I would welcome the chance to give evidence before the Committee to explain this approach in more detail.

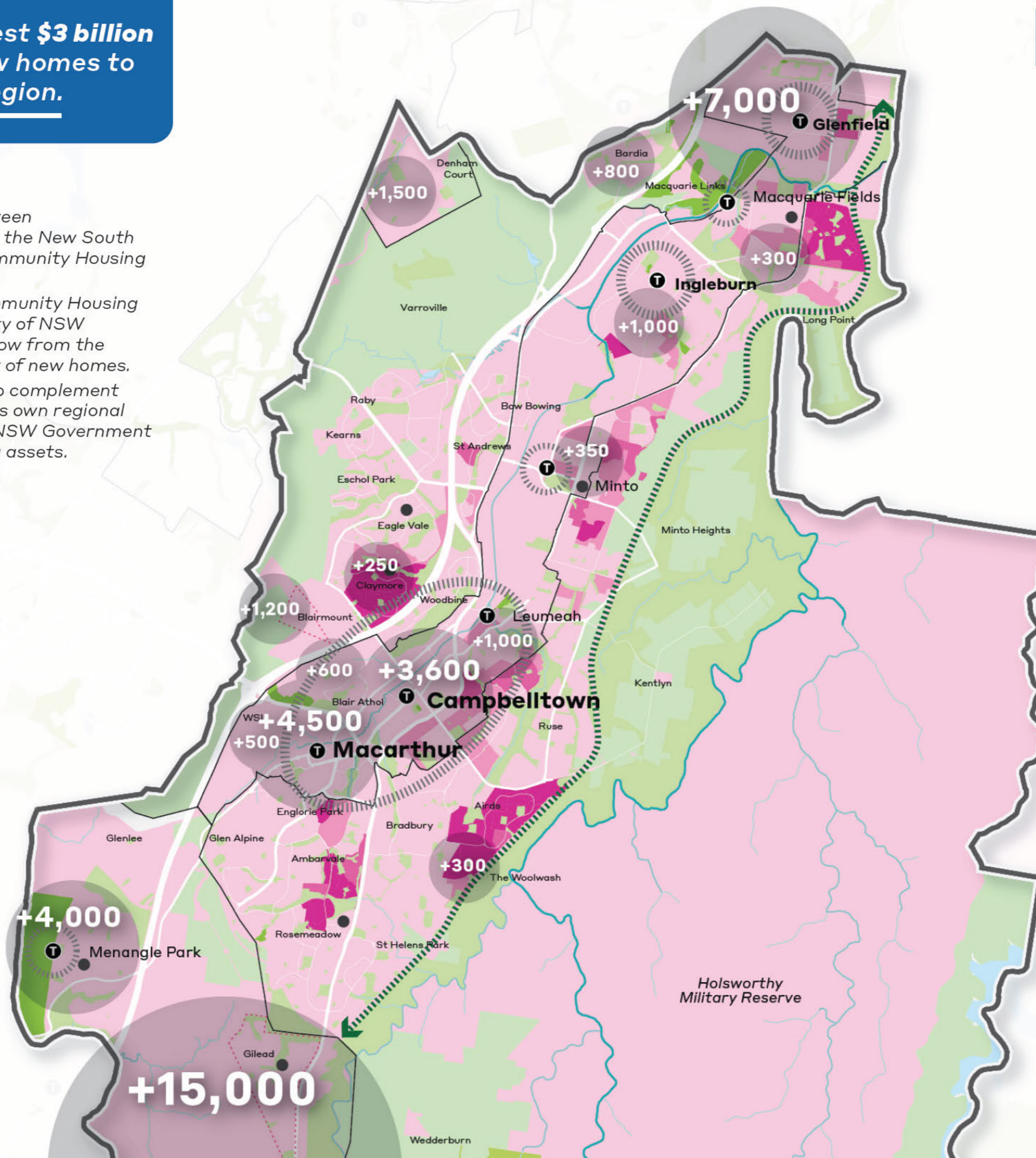
Yours sincerely



Charles Northcote  
BlueCHP Limited  
Chief Executive Officer

**A partnership to invest \$3 billion and deliver 7,000 new homes to the Campbelltown region.**

- A genuine partnership between Campbelltown City Council, the New South Wales Government and Community Housing Provider's.
- A partnership allowing Community Housing Providers to use the security of NSW Government assets to borrow from the NHFIC for the development of new homes.
- A partnership which aims to complement Campbelltown City Council's own regional planning, while helping the NSW Government retain ownership of existing assets.



**TENURE**

- Greenfield development areas
- Nil to Low social housing
- Low social housing
- Medium social housing
- High social housing

**DEVELOPMENT POTENTIAL OF GREATER MACARTHUR AND HURLSTONE LAND PRECINCTS**

- Gilead 15,000
- Glenfield (Hurlstone Land) 7,000
- Macarthur 4,650
- Manangle Park 4,000
- Campbelltown 3,600
- Ingleburn 1,000
- Leumeah 1,000
- Minto 350
- Macquarie Fields 300

**Sources:**  
Campbelltown 2040, LSPS  
Greater Macarthur 2040 - Nov 2018  
Census of Population and Housing, 2016  
Geography - LGA and SA1