INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE HOUSING

Organisation: Inner Sydney Regional Council for Social Development

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The Hon. Paul Green MLC
Chair
Select Committee on Public, Social and Affordable Housing
Parliament House
Macquarie Street
Sydney NSW 200

Dear Chair

Select committee inquiry in to Public, Social and Affordable Housing

Inner Sydney Regional Council for Social Development Submission

Inner Sydney Regional Council for Social Development

Inner Sydney Regional Council for Social Development (Regional Council) is a regional peak community organisation that works in the Inner Sydney and Eastern Suburbs region providing Non-Government Organisations, Not-for-Profits, community groups and individuals with information, advocacy and support, and community development opportunities. Our projects include a Tenant Participation Resource Service which supports, informs and resources tenant participation opportunities for public, community and Aboriginal housing tenants and a Home and Community Care Development Officer working in the ageing and disability fields.

We advocate for and represent community organisations and residents to government and other relevant organisations.

We assist communities, organisations and individuals to take action to address their issues and needs. Community development philosophies underpin all of our activities. We believe in Social Justice, Social Inclusion and the participation and empowerment of local people.

General Comments
Inner Sydney Regional Council for Social Development welcomes the platform provided by the Select Committee Inquiry to make comment on Public, Social and Affordable Housing, as we believe that access to affordable housing options is fundamental to lower income earners to provide themselves and their families with security, health, education and employment opportunities.

Regional Council held a consultation in early February 2014 with over 50 participants from across the Inner Sydney area, including tenants, service providers and housing providers, to garner ideas and suggestions on which to build this submission. (Please see attached notes)

The belief the market will prevail is fallacious. Not only has the market not prevailed, it has failed. In the Inner Sydney region alone, there are over 4,000 people enduring homelessness and another 1500 cited as living in overcrowded conditions. Current social housing has become so rationalised that we have over 57,000 people on the waiting list (with the Auditor General predicting this to blow out to 86,000 in two years' time), and over 60% of lower income earners in the Inner Sydney area living in private rental or mortgage housing stress (defined as paying more than 30% of your income in rent or mortgage payments).

In fact, there are many case studies where people are paying up to 80% of their income on rent. Ms H, a 59 year old woman, approached our service yesterday, outlining how her rent was $540 a fortnight and her NewStart payment was $501. If it was not for rent assistance, she claims she would be living in the street. Ms. H is left with $35 dollars a fortnight with which to feed herself, travel to job interviews, buy medications and other such luxuries as that would afford.

The unfortunate fact is that there are no cheaper properties for Ms H. to rent. Rental vacancies in Inner Sydney are some of the lowest in the state.

Housing affordability and access across the state, and especially in the Inner Sydney region, has reached crisis point. Commonwealth and State governments have to make concerted efforts to meet current and future demands for social and affordable housing.

Location of Public, Social and Affordable Housing
It is important the Inner Sydney area maintains or increases social housing stock numbers, across each local government area. There is a need for more social housing to be built to allow tenants to reside near to their social and medical services. As allocations are tightened to those of the highest needs, i.e the most vulnerable, there is a greater necessity for medical and mental health services and other support agencies to be close at hand. It is also important tenants have access to employment and education opportunities. Being centrally located near social services, education facilities and workplaces allows tenants to manage travel times and costs.

There is also a huge shortage in affordable rental properties for key workers in the region. Many of the police officers, teachers and nurses Regional Council works alongside of reside on the Central Coast or South Coast and travel upwards of four hours a day to get to and from their place of employment. This has unavoidable consequences on the work-life balance of these key workers and on the services when needing to call people in at short notice. It is imperative that affordable housing options are available to low-income workers.

Sustaining Current System
Firstly, it needs to be acknowledged the demand for social housing would not be as serious an issue for government if the market was able to deliver affordable, appropriate and secure housing for everyone. All levels of government need to take action. The Federal government needs to take the brave steps of reform in regards to taxation and subsidies.

The current public housing system is cannibalising itself through sell-offs to fund operations. This is quite obviously an unsustainable approach to the funding public housing. In order to stop the decline in social housing property numbers it is necessary to stop selling public housing stock.

The argument the properties are not suited for the current demographics of suitable housing applicants is short-sighted. The closer of inner city schools some years ago, leaving a dearth of schools to meet the need of the 0-6 years old boom in Inner City demographics should be seen as a lesson in attempting to gauge future need. The older, more derelict properties could be offered to TAFE as building sites for apprentices.

The Reshaping of Housing policy introduced in 2005 introduced the short term leases in public housing, creating massive work disincentives for tenants, most of who begin in entry-level jobs. Their eligibility for a lease renewal is removed when a certain income threshold is hit and without affordable private housing options, tenants have to choose between a home or a job and it quite impossible to maintain a job without

a roof over one's head. Tenants who are on continuing leases (i.e tenants who signed leased prior to 2005) still face work disincentives in that employment can result in significant rent increases, either because the rent is a percentage of their gross income, not net or because they are paying market rent.

The Reshaping Policy also reduced eligibility to Public Housing for only those in the most 'dire' of need, meaning only people on statutory incomes are allocated housing, resulting in reduced rental income.

The benefits of providing public and social housing for the 'working poor' not only has financial benefits in an increased income stream for Housing providers, but social benefits, especially on the larger estates where role modelling and mentoring can take place.

Higher working income limits for existing tenants would encourage more tenants to take advantage of employment opportunities

Mixed tenure models could be introduced. The large high-rise public housing complexes in Inner Sydney could benefit from a mix of public and private tenants, with private tenancies effectively subsidising the public ones.

Public Housing Client Service Officers (CSOs)are charged with maintaining increased portfolio numbers, with tenancy management no longer just about chasing rental arrears and maintenance. The head contract system has removed CSOs and local teams from all aspects of maintenance, leaving CSOs to deal with the crises arises from housing large populations of people newly released from prison, or with drug and alcohol, physical and mental health issues. Public Housing client service staff should receive training in 'Handling difficult people', Conflict Resolution, Mental Health first aid and other relevant topics. There is also a need for client service staff to be better connected with local community and human services in order appropriate referrals to community services can be made.

Maintenance

One of the key issues raised through a series of consultations was the ineffectiveness and apparent over-expenditure involved with the head contractor system. Tenants and Housing NSW staff agreed maintenance was managed better when the contractors were localised. Local contractors had greater awareness of the area and the particulars of maintenance requests. The current system sees a request go from a tenant to the Housing Call Centre to the head contractor to the works contractor and in many instances on to a sub-contractor. Tenants find this creates a 'Chinese whispers' effect which means by the time a contractor arrives to do the work they don't have the correct equipment or materials on hand.

When the head contractor system was implemented, there were cases where work contractors tendered for job contracts they had previously held. When awarded the contract, after the head contracting firm had taken its 'management fee' these workers were doing the same job for up to 50% less cost than previously. Inevitably, only half the work got done or was completed to a poor standard. Regional Council would argue the whole maintenance contract system needs auditing and reform.

There is much to be said for maintenance programs to be run as social enterprise or even by not-for-profits. These could provide employment and training opportunities for tenants.

The majority of tenants we spoke to said they would be more than willing to fix smaller maintenance issues if provided with the materials, or reimbursed for the cost.

It is false economy to only complete responsive maintenance. Allowing assets to run down and only fixing things when broken is more costly than non-responsive maintenance. The derelict looking nature of many of the inner city estates only adds to the loss of sense of ownership by tenants and creates the 'broken window' syndrome, where graffiti and vandalism is more likely to take place in areas that are untended and run-down.

There need to be much better quality assurance schemes with contractors and, if the service is provided by a for-profit company, financial penalties need to firmly applied when contractual obligations are not met.

The carbon tax supplement rental percentage should be feed directly in to the Maintenance budget.

The split between LAHC and Housing NSW has caused deeper division in an already dysfunctional system. Regional Council would strongly recommend the re-merging of the assets and tenancy management teams. This would allow for better communications between assets and tenancy management teams and hopefully, would result in a cessation of the 'passing the buck' culture that has arisen from the split.

Community development
Given a few resources and supports, and the scope to think laterally, many communities are capable of responding to the issues that arise from high density public housing.

The community development work done at the Northcott Housing Estate in Surry Hills during the 2000s provides evidence that building social cohesion not only has communal benefits but financial ones. The amount of vandalism and graffiti was reduced. Tenancy management teams saw a large reduction in the numbers of tenants requesting transfers. Community development roles, managed by NGOs, should be established on larger housing estates.

Essential social services i.e., youth, aged and disability, mental health and neighbourhood centres, based in commercial properties should continue to pay peppercorn rents. The work of these services prove to be cost-effective in assisting tenants to maintain their tenancies and in providing community development opportunities.

Regional Council supports the concept of multi-agency service outlets. Information and service provision is better integrated; case managers from different fields can communicate face to face

Independent Living for People with Disabilities
Many disability services are working with people with disabilities to assist them in reaching their goals. The most often cited goal is to be able to live independently. In this sense housing is an impediment to people with disability being able to realise their potential and independence from parents/caregivers and being able to meaningfully contribute to the community.

In 2013 Regional Council held a planning session for the needs of older people and people with disability. The group of service providers in Inner and Eastern Sydney identified that there is a significant shortage of appropriate and affordable accommodation options for people with disability in the region.

The National Disability Insurance Scheme (NDIS) is designed to provide a funded package of supports in the person's home. However, the package funds cannot be used to pay for housing, which leaves us with the question of what would be the most suitable accommodation model. Traditional accommodation models for people with disabilities include group homes, village (aged care), cluster models, villas / apartments, co-located models, accommodation support for people living in their own or family homes and alternative

family placements. These accommodation models are built around the needs of people who need daily supports at home. The Supported Living Fund goes some way to address this by offering a funding package to people with some capacity to manage daily living affairs to transition into more independent living arrangements – similar to the NDIS, the funding cannot be used to pay for accommodation but would be useful for those who are currently supported by unpaid carers as they are likely to require more services when living independently.

NSW Government committed to building suitable housing for people who are currently living in large residential centres in its recently launched Ready Together policy. As part of the move to the NDIS the Government announced the NDIS Enabling Bill 2013 which provides for the sale of all NSW government disability sector assets including ADHC run group home and residential facilities.

The NDIS does not provide for accommodation of people with disabilities and the state government is transferring its disability sector housing stock to the NGO sector which leaves housing for people with disabilities in the hands of the public and social housing system – a system already identified as unable to meet current need or, without drastic reform, sustain itself in to the future.

Building for the future

NIMBYism may not be such an issue if Public Housing tenants did not continued to be demonised by the media. The promotion of good news stories, of which there are many, arising from public
housing communities or individuals should be encouraged. The 'horror' stories of tenants who wreck their homes and bully their neighbours reflect a smallest minority of the tenant body and public sector staff and parliamentarians should refuse to take part in 'A Current Affair' style public housing bashing.

New developments or redevelopments could be funded through a lottery style system or, as outlined in AHURI's Housing Affordability report, through housing or social bonds schemes.

Better incentives for developers to invest in public/private partnerships and affordable housing options need to be created.

The community should be involved in all steps of the planning process for redevelopments and new developments. When the Sirius building in The Rocks was commissioned in the last 70's, potential tenants were interviewed during the design phase, with many of the apartments designed with particular families in mind. It is one of the few high-rise, high density public housing buildings that has stood the test of time in terms of meeting Housing NSWs and tenants needs.

Sirius also encompasses roof top gardens, courtyards and balconies as well as a communal 8th floor garden and community room, all of which create a pleasing aesthetic, noise reduction and a sense of community. Regional Council would suggest community rooms should be built in to all new larger developments. The benefits of providing a space where the community can come together are well-documented.

All new properties should be built to Universal Design standards, to allow people to age in place and people with disabilities to live independently. Life expectancies, with improvements in modern medicines, are increasing and it is more cost effective and empathic, to allow people to remain in their homes than in residential care facilities.

Crime Prevention through Environmental Design (CPTED) principles should be used in any new or redevelopment sites.

Along with diversity in housing tenure, there needs to be diversity in housing stock. Housing needs to be smaller, but smarter. There are innovative cube, container and other 'new' style accommodations that many people who are currently homeless or facing homelessness would be quite amenable to live in. Boarding Houses and Residential Parks are other models that should be supported in assisting to house low-income earners.

Redevelopment sites should always be used as opportunities to increase the numbers of social housing stock.

People could be offered no/low interest loans to purchase property.

Social housing solutions cannot be viewed in isolation. A holistic approach exploring related issues of welfare provision, education, and employment, causes of crime, rehabilitation and strategies which reduce poverty is needed.

NCOSS Pre Budget Submission
Regional Council supports NCOSS'2014 pre-budget submission calls for
- a formal plan, with numerical targets, to increase the supply of social and affordable housing in NSW over the next four years, to be developed on a cross-portfolio basis within the NSW Government and in partnership with the Federal Government,
- providing capital funding for a Community Housing Social Investment Fund to develop innovative housing responses in agreed high need areas, and
- including social housing as a form of infrastructure investment and hypothecating the proceeds from Waratah Bonds to invest in the development of new social housing supply

Recommendations
- **All levels of government need to make Social and Affordable Housing provision a priority, with a formal plan drawn up, a commitment of funds and numerical targets for new supply.**
- **The sale of public housing stock in the Inner Sydney area should cease and supply of new public and social housing properties increased.**
- **Head contract system for maintenance to be reviewed**
- **Better training for public housing Client Service staff on mental health, conflict resolution and other relevant topics**
- **Affordable Housing targets needed**
- **Better integrated human services systems**
- **Work disincentives for Public and Social Housing tenants are removed.**
- **Investigation of mixed tenure models**
- **Innovative housing supply options to be investigated**
- **Investigation of Housing Supply and Social Bonds Schemes**
- **Land and Housing Corp and Housing NSW to reform in to one entity**
- **Resource community development endeavours and workers through NGO sector**

References:
http://doc.afdo.org.au/CRPD_Civil_Society_Report_PDF
http://www.ahuri.edu.au/publications/projects/p30652
http://fairbruary.net/resources/20140204affordable-housing-resources.pdf

Notes from Inner Sydney Regional Council for Social Development's
Select Committee Inquiry in to Public, Social and Affordable Housing Consultation

Maintenance and Capital Improvement Cost

- Investment in to maintenance to sustain properties to house people in to the future
- Focus on preventative, non-responsive and long term maintenance
- Develop connections with private sector to fund projects, repairs, etc
- Maintenance to be run by NGO with monitored performance
- Tenants need to be able to speak directly with contractor when first reporting issue
- Remove head contractor system and allow contractors who will complete the work to tender
- Localise services – this builds relationships, is more manageable, familiarity with properties
- Quality assurance – follow up and accountability of contractors
- Injections of funds to get properties up to standard then strategize ongoing maintenance
- Retrofit for sustainability and affordability for residents e.g. solar panels, water tanks
- Break contracts in to smaller more manageable size instead of large head contracting firms
- Look at small co-ops models for successful strategies
- 30 years ago tenants and Housing were both proud of properties
- Employ full-time tradesmen who complete responsive maintenance and in down time, do non-responsive and upgrading work.
- Carbon tax supplement rent was to go to maintenance
- Head contractors reaping profit, using poorly skilled, cheapest tradesmen and materials. False economy in the long run
- Stop 'fobbing' off public housing to community housing providers.
- Broken window syndrome means the less work done means the more work needed
- Tenants are demonised for wanting improvements in their homes
- Introduce handyman programs across the state
- Utilise tenant employment programs
- Head contractor system not working
- Tenants to sign off on every work order
- Audit Spotless and other head contracting firms
- Develop systems for auditing maintenance
- Inquiry into graft and corruption within the system
- Inquiry into the maintenance system as a whole
- Need a 10-20 year plan
- Social enterprise opportunities for maintenance provision
- Increase the budget
- Why is the word maintenance used when they are maintaining anything?
- No more band-aid fixes – fix properly in the first place
- All new properties to be built to universal design principles.

- Tenant input in to new contracts
- Costings on maintenance
- Hefty fines for failure to meet contractual obligations.
- Stop vandalism by neglect and demolition by neglect
- Length of warranty on work (Why is warranty 7 years in private sector, but 1 year for LAHC properties?
- Build to better standards

Development/Redevelopment of Social and Affordable Housing

- Need more housing – need more dollars
- Focus on demographics of people on waiting list – trends incl. aged; single; disability; indigenous, etc
- Developments should have mixed tenure levels and include on site social supports eg. Common Ground and City West
- Process to enable downsizing
- Social service dollars and partnership projects e.g. Partners in Recovery
- Tenancy Resource Services underfunded
- Cumbersome bureaucratic processes – lack of flexibility
- Dysfunctional bureaucratic systems
- Social mix argument is contradicted by the narrowing of access to the 'most needy'
- Social support and infrastructure critical in larger developments.
- Design issues
- Universal design principles for all new development projects
- Community rooms to be built in to all development projects
- Involve community in planning
- Community Development workers essential for social cohesion and advocacy
- Social housing levy in areas of new development eg. Harold Park
- Capture market uplift in re-zoned areas
- Affordable housing targets achieved through percentage of allocated affordable housing properties in new developments
- Need to increase and maintain existing green spaces
- Clear timeframes for redevelopment projects – stressful for tenants
- Loss of community cohesion when only 30% of tenants are rehoused in redeveloped sites and 70% are sold privately.
- Streamlining of planning guidelines
- Access to community garden plots – use of roof top gardens
- Redevelopment older housing stock
- Make better use of available land
- Stock currently not meeting demographic needs.
- Redevelopment for smaller dwellings to meet demographic need
- Government not getting benefit of selling properties on 99 year leases
- Funds accumulated through sale of properties should be directly used to build more social housing

- Clear information about appropriate service to ring in particular circumstances
- Tenant groups from different areas meeting and supporting each other through redevelopment processes.
- Need for more transitional housing post-release across NSW rural, regional and metro areas
- Investigate Victorian Govt model for post release housing
- Retro fitting existing stock across the needs group e.g. disability, aged, etc
- Social mix
- Evaluation of Common Ground model
- The need for effective 'publically' owned integrated service models – sector heavily driven by services with denominational values

Social Disadvantage Created Due to Lack of Appropriate Housing
- Evicting difficult tenants makes people homeless
- Bureaucracy of paperwork to apply for public housing
- Challenging for CALD communities
- Letters to tenants and applicants should be in clients first language
- Manager in Housing as first contact
- Marginalising people further
- Focus on rents – affordable housing as a starting point
- Certain housing areas perceived as ghettos – postcode prejudice
- People forced to move from their current neighbourhoods being cut off from their support services
- Waiting list too long
- Remove work disincentives – short term leases remove security of tenure and discourage employment opportunities
- Employment discrimination for tenants living in public housing
- Issues with appropriate fitting/furnishings due to lack of housing choices
- Pressure to accept first offer of social housing even when inappropriate
- Mixed income levels should be introduced
- Bring back planning levy
- Developer and government subsidies (European model)
- Relationship between client and provider is important, especially with CALD, disabilities, etc
- Stigma attached to social housing tenants within the broader community
- Suitable house not necessary in suitable location and vice versa
- Housing providers shifting responsibility on to tenants
- Lack of services for high needs tenants – not such number of services, but level of appropriate services
- Access to available services difficult
- Need for more community development
- Tenant survey showed tenants were happy with the NGO sector but unhappy with Housing NSW services
- Promised infrastructure in the outer west has been slow and inadequate – needs improvement
- People struggle to be heard and have their needs met.

- Some people take advantage of the situation whilst others miss out
- Improve Housing or Social Services first?
- Overcrowding
- Employment and training opportunities needed
- Constant 'talking down' to tenants and undervaluing their capacity
- Disadvantage and social disadvantage is broader than the social housing sector – private rental housing stress is prevalent
- Is 'disadvantage' cultural?
- Physical disability needs not suited to existing stock
- More research in to the outcomes and benefits of community development
- Private and public mix needs further investigation
- Better design and building standards
- Need to focus on building communities, not just houses
- Women – start with women in communities – empowerment, social enterprise, leadership
- Decentralise, localise services – more accessible, efficient, aware of local needs, issues, etc
- Assess each property – are they used fully – family size may have changed, some left vacant
- Spending needs to be more accountable. Sold stock needs to be replaced immediately
- Block the rorts in the system
- Better public transport – transport and social housing go hand-in-hand
- Housing and service provider staff need to be more caring and attentive to tenants. They are not 2nd class citizens.
- Ensure housing offered is an appropriate allocation
- Mixed Housing
- Assist tenants to act/work together
- Sustainable people power
- Lack of support for people with mental ill-health
- Lack of support for newly housed homeless people
- Need to move away from crisis accommodation
- Lack of integration (Getting Home/Staying Home Report)
- Prisoner release programs needed
- More rehabilitation housing needed
- More affordable housing options for low-income earners
- Due to Anti-social behaviour, people are often relocated in to worse accommodation
- Involving support agencies and residents in allocations
- Let working people back in to housing
- Housing staff and tenants need to know there are consequences for unacceptable behaviour

Social Services Integration
- Community Housing providers need to ensure they provide links to appropriate services for tenants
- Pathways for clients need to be clear
- No closed door frameworks needed

- HASI doesn't offer enough support services
- People with mental health issues need to better links with neighbours
- Privacy issues mean case managers can't talk about clients with neighbours, who can act as support for people with mental health and disabilities. Better communications needed.
- Provision of social services need to local
- Nowhere for people to go to get advice on how best to support neighbours with mental health issues.
- Community building supports and services needed
- Over 55's complex having young people with mental health and physical disabilities housed there. Inappropriate allocations.
- Community need to be more welcoming of people with mental health issues and disabilities.
- Given support, the community can come up with its own solutions e.g Cadre project
- More community education about where to turn to for help
- Trends toward partnerships and consortia in government funding policy takes away from local services provision
- No inductions or supports for new tenants
- Shut-Ins are hard to access, made harder by having to request permission to use Housing NSW community rooms which often time-consuming e.g. having to pick up keys from head office and return keys when running a 1 hour program means service provider staff are busy for a whole half day
- Many people are physically unable to get out and access services. Other are too scared to go out. They are unaware of services available.
- People often are unaware they are eligible for support services. Housing NSW staff could assess new tenants when signing their lease and refer to local services.
- Outreach programs needed to connect with people near their homes
- More programs to take place at a neighbourhood level
- targeted funding models see services shifting responsibility for clients
- Anti-social behaviour has become normalised on the larger estates
- Complaints about anti-social behaviour should trigger a multi-agency response, often nothing happens.
- Housing providers and tenants need a variety of vehicles to communicate (local and regional) e.g Neighbourhood Advisory Boards – to keep Housing provider aware of local and systemic issues
- Provide tenants with information on local community services in area
- Concierge model and service integration
- Better training for HNSW staff on disability, mental health, refugees and cultural issues
- People with Mental Health are only seen when things reach crisis point
- People are release from hospital with no support
- Services work with individuals as opposed to the whole of community.
- More community development work needs to take place
- High turnover of staff means a loss of continuity in service and knowledge of local issues
- Improved handovers for HNSW staff
- CSO to make referrals if they identify issues

- Many tenants have complex issues. Sometimes clients have a number of services providers; case managers, doctors, psych, etc. yet there is no communication between them.
- Lack of communication between service providers, Family and Community Services, mental health teams, community care, ageing and disability supports.
- Too many people fall through gaps in the system
- Services for tenants need to be brought together into a multi-services outlet
- Too many young people with disabilities living in aged residential care units.
- There is a need for more independent living units, with appropriate supports– not institutions.
- Client centred care will drive more service integration as clients will be across more services
- Service provision is very fragmented
- Need for more advocacy services
- Systemic change needed
- Too much stigma and discrimination
- Need for more federal and state mental health services
- Need for feedback mechanism after referrals are made
- Better coordination between Government and NGO sector
- Power disparity between Government, NGOs and tenants
- Neighbourhood Advisory Boards and Tenant Groups to assist supporting tenants
- Ground up approach – government policies and funding models needs to be flexible
- More flexibility – a client may be 85% eligible and receive no assistance
- Government should be required to respond to systemic issues raised and outline an implementation plan

Increase in supply and effective management of existing stock
- Use international models for housing
- Sustain levels of stock already held – no more sell-offs
- Selling stock and delaying capital works and maintenance is not a sustainable solution
- Targets for new social and affordable housing are needed cross the state (7.5% social/7.5% affordable)
- Need affordable housing levys
- Capture market uplift on rezonings for social housing (70% in Vancouver)
- Look at 'rent to purchase' options for tenants
- Define affordable housing – what is the baseline?
- Older women need to be viewed as a priority group
- Need social and economically viable mix
- Mix private rentals with social housing rentals
- Diverse aged living housing
- More community development
- Signs in buildings to be multi-lingual
- Universal design principles for new housing
- Build housing that can be modified as tenants age

- More aesthetic designs than the old concrete block
- A commitment from Commonwealth and State governments to provide more social and affordable housing in all areas of the state, not just cheap ones.
- Infrastructure needs to be in place before homes are built
- Squatting – the people need to take back the power and reclaim perfectly useable properties which successive government have allowed to remain unused so they can sell them.
- End work disincentives
- Encouraging tenants to downsize should be done through incentives, not punitive measures
- Should be no single room accommodation
- Local connections need to be recognised
- Place based approach/ place management
- Stop selling of social housing to pay the bills
- Better cost effective maintenance
- Public/Private Developments
- Look at land tax
- Stop demolition by neglect
- Speed up turnover in vacancies
- Same warranty for public housing contracts as for private sector
- Train tenants in basic maintenance
- No boarded up estates or vacant blocks
- Affordable housing models with investor returns (European model)
- LAHC and community housing partnerships
- Low cost housing – rent/buy options e.g Singapore
- Lottery for building housing
- Recognise the value of communities, especially long term communities like Millers Pt
- End expensive fixes when not needed e.g The Factory kitchen
- Effective training of HNSW staff
- Need to address ageing in place
- Better use of available space
- Habitat options to be explored
- Build your own home options
- Community fundraising for community housing
- Set targets for housing construction and contributions
- Look at building over railway lands
- No denuding of public housing in the inner city
- Better cooperation between all levels of Government