

**Submission
No 12**

**INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE
HOUSING**

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SUBMISSION by a HOUSING NSW TENANT on,
“The INQUIRY INTO SOCIAL, PUBLIC and AFFORDABLE HOUSING.”

Public Housing was originally begun to provide affordable housing to families on low incomes until they could afford to buy their own homes. This worked for many years. However now with the aging population they are concentrating on 1 and 2 bedroom residences for the elderly. This is to the detriment of families as HNSW appear to be cutting down on the number of 3 and 4 bedroom residences.

It is a must that the elderly have to be housed along with invalids, homeless, addicts etc. But with the waiting lists increasing at an alarming rate, and this includes families, more has to be done. At this time getting into Social Housing is like getting into a private school or a private club where you have to be registered at birth.

The obvious answer is more Social Housing Residencies, but with both the State and Federal Governments paying for necessary infrastructure and looking for new ways to make money, I believe housing new tenants will be way down the list.

Possibly bringing private investors into Social Housing would be one way of housing more tenants. However there would be very few individual investors willing to invest in Social Housing because of low returns.

Another suggestion would be for the State Government to freeze private rentals and/or the Federal Government to increase rental subsidies to low income families so that they had to pay no more than 25% of their total income as Social Housing tenants do. This would make it easier for families and singles to enter the private rental market.

With the diminishing amount of land within the Sydney Basin and Sydney being surrounded by National Parks and the sea the only way we can spread outwards is to the south. This would make it harder for people to find work or for them to travel to where the work is. So the only way for Social Housing to go is upwards, building more complexes, using the land that they already own.

However with the growing number of elderly people, (S.E.P.5) requiring housing, complexes will need to be increased. Also half way houses, boarding houses or complexes with full time attendants

from the Health Department in control for the mentally ill and Drug and Alcohol dependants will be needed.

In many areas, such as Green Valley or Mt Druitt, there are 3, or more houses in a row built on large blocks have passed their use by date. If these were pulled down it would be possible to erect complexes of up to 40 or more 3 and 4 story units. This not only would be less expensive for Social Housing but would increase the number of residencies. An example of this would be Magnolia St Nth St Marys.

Rather than just sell these properties it should be possible to continue to encourage developers to build on them, as has been done in other areas very successfully, wiith HNSW retaining a percentage of the units and the developers selling the rest. These areas already have the infra structure necessary and there is the advantage of work either nearby or within a short journey.

This in fact is a must when deciding where to build new Social Housing complexes. The infra structure to support the rise in population of these areas should already be in position or ready to be placed in position. If this is not done we will only be building new enclaves of unemployment or Ghettoes.

When building new complexes, Residential Parks, (Common Areas), should be included in the planning. The size of the Common Area should be equal to or more than the ground floor area of the complexes. This would allow somewhere for children to play and adults to associate with each other. The plans should also include land for gardens as this encourages the tenants to have pride in their home and surroundings. Lastly every complex should have a Common Room so the tenants have an area large enough to hold family or tenant group parties or get-togethers. This would encourage tenants to have a feeling of belonging, not of separation. A good example of this is my own SEP5 complex of 34 single bedroom units built around a large Common Area.

If the complexes are built in a country town then it is an absolute necessity that the infra structure be in place before the tenants are moved in. By infra structures I mean schools, transport etc and there must be work available within reasonable travelling distance..

New tenancy contracts should contain the proviso that "when the family decreases to a married Couple or single person the tenant will be moved to a tenancy more suitable". This Would reduce the waiting time for 3 or 4 bedroom units.

Summary.

1. The greatest problem is money.
2. The other great problem will be land to build on.
3. Social Housing must continue to be available to ALL those people in need.
4. More complexes of multi bedrooms units must be built.
5. Better use of properties already owned must be made.
6. Height restrictions for complexes must be removed.
7. Half way or Boarding houses should be built and placed under the control of the Health Department.
8. Infra Structures must be available close to new complexes built.
9. Private Investors could be invited to invest in Social Housing, (unlikely results).
10. A freeze on Private rental prices.
11. Federal Government to increase Rental Subsidy.
12. Combine adjoining multiple blocks into complexes.
13. Bring more Developers in to build complexes.
14. Common Areas, gardens and a Common Room should be included in the plans of all new Complexes.
15. Alterations made to rental agreements to ensure that the number of bedrooms suit the number of residents.

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