

**Submission
No 157**

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

Organisation: Tamworth Regional Council

Date received: 28/02/2014

The Honourable Paul Green MLC
Chair, Select Committee on Social, Public
and Affordable Housing
NSW Parliament
Macquarie Street
SYDNEY NSW 2000

Dear Mr Green

NSW PARLIAMENTARY INQUIRY INTO SOCIAL, PUBLIC AND AFFORDABLE HOUSING

Ref: mp/JK/SF4964 Document No: 180084/2013

Tamworth Regional Council would like to thank you for the opportunity to make comment in relation to the *"Inquiry into Social, Public and Affordable Housing"*. The submission which follows reflects Council's views on a number of issues in relation to Social, Public and housing affordability and provides comments in relation to a number of matters listed in the Select Committee's "Terms of Reference".

The New South Wales Auditor - General's Performance Audit *"Making the Best Use of Public Housing"* 2013 contained a number of key recommendations relating to the preparation of a *"Social Housing Policy"* and *"Asset Portfolio Strategy"*. These documents will hopefully provide a framework for the future direction of Social Housing in NSW and contribute toward long term reforms.

Tamworth Regional Council considers that the following matters are essential to the management and sustainability of Social Housing and therefore need to be included in a future framework.

- A five year plan with numerical targets to stimulate the provision of social and affordable housing.
- Further commitment toward the *"Social Housing Policy"*, the *"Asset Portfolio Strategy"* and *"Social Housing Estates Strategy"* that are currently being prepared.
- Increased focus and commitment toward resourcing service integration to support Social Housing Estates. A good example of this model is the Coledale Revitalisation Strategy in Tamworth (Neighbourhood Opportunities Working Together NOW Project). This model takes a long term strategic approach using a whole of government (including non-government agencies) and community development advance toward improving health and well being in a sustainable manner. It also focuses on generational change that requires long term investment. It is important that conflicting priorities/values between Government agencies are removed when deploying this type of model. For example, NSW Land and Housing Corporation seeking unrealistic returns on investment while the Department of Premier and Cabinet and Family and Community Services seek sustainable social returns.

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- Outcomes that result from the Affordable Housing SEPP should be linked to a five year plan for social and affordable housing provision. Further investigation is required to identify opportunities that may be sourced from future development through levies or incentives.

Tamworth Regional Council has demonstrated through its leadership of the NOW Project that it is committed to the future of Social and Affordable Housing.

Council has made a submission to the Senate Economics Reference Committee toward the Inquiry into Affordable Housing in Australia. This submission is attached to further emphasise Council's views on the future of "*Social, Public and Affordable Housing*".

Should you wish to discuss this submission, please do not hesitate to contact Council's Manager Strategic Planning, Genevieve Harrison by telephone on .

Yours faithfully

Jackie Kruger
Director, Planning and Community Services

Contact: Genevieve Harrison

27 February 2014