

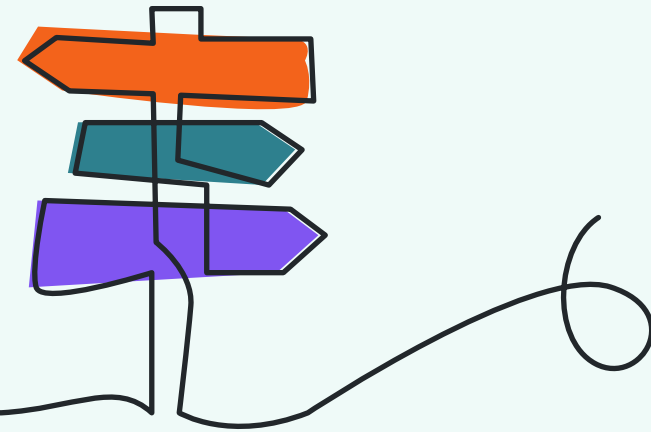
NSW Land and Housing Corporation

Local area analysis
Liverpool



We're innovating housing to deliver more keys in doors,
to provide people in need with a safe place to call home.

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Minister's foreword

To ensure we deliver the right types of housing, at the right time, in the right areas, the NSW Land and Housing Corporation is developing local area analyses to guide our development pipeline, implementing our [20-year Portfolio Strategy](#) and creating partnerships with councils, industry and the community housing sector.

Increasing and accelerating supply requires collaboration across all levels of government, the community housing sector, and private industry. The local area analyses capture a holistic view of social housing in your local government area (LGA), including:

- NSW Land and Housing Corporation's presence and management
- demand for social housing
- development and infrastructure influences and
- potential for redevelopment and renewal.

These insights will assist us to partner more, and more often, with community housing providers, development and investment stakeholders, Local Aboriginal Land Councils, and peak bodies, to build more and better social housing where it is needed most. Where we determine our assets are no longer suitable for current or future tenants, or too costly to maintain, we will sell or redevelop the land to deliver more housing. Importantly, we always plan to deliver more housing than we sell.

This is one of a suite of analyses that have been undertaken. We welcome opportunities for greater collaboration and invite innovative partnerships to deliver more keys in doors and provide more people in need with a safe place to call home.

The Hon. Melinda Pavey, MP

Minister for Water, Property and Housing

Our commitment to Aboriginal families and Country

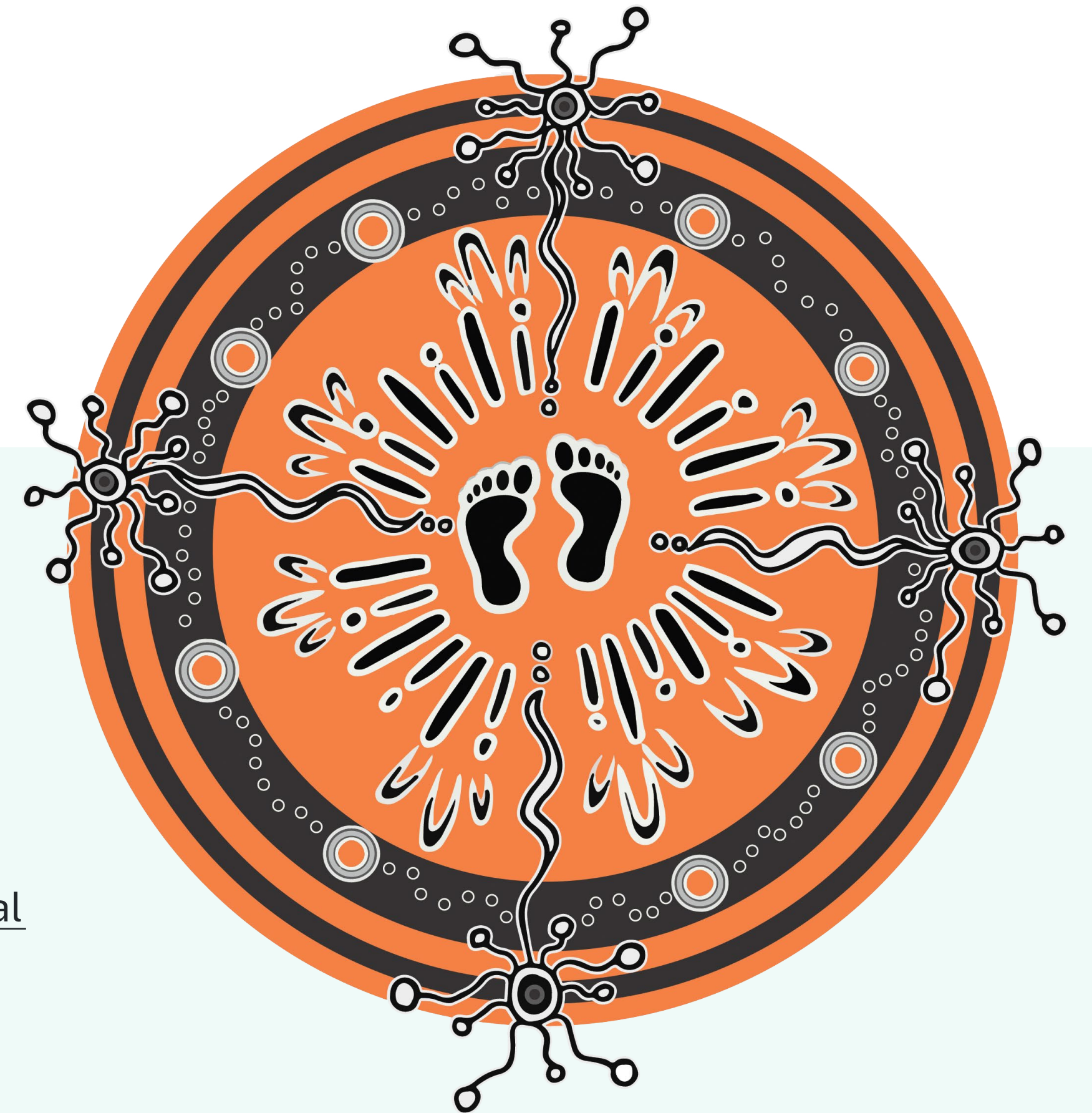
The NSW Land and Housing Corporation acknowledges that we all stand on Aboriginal land.

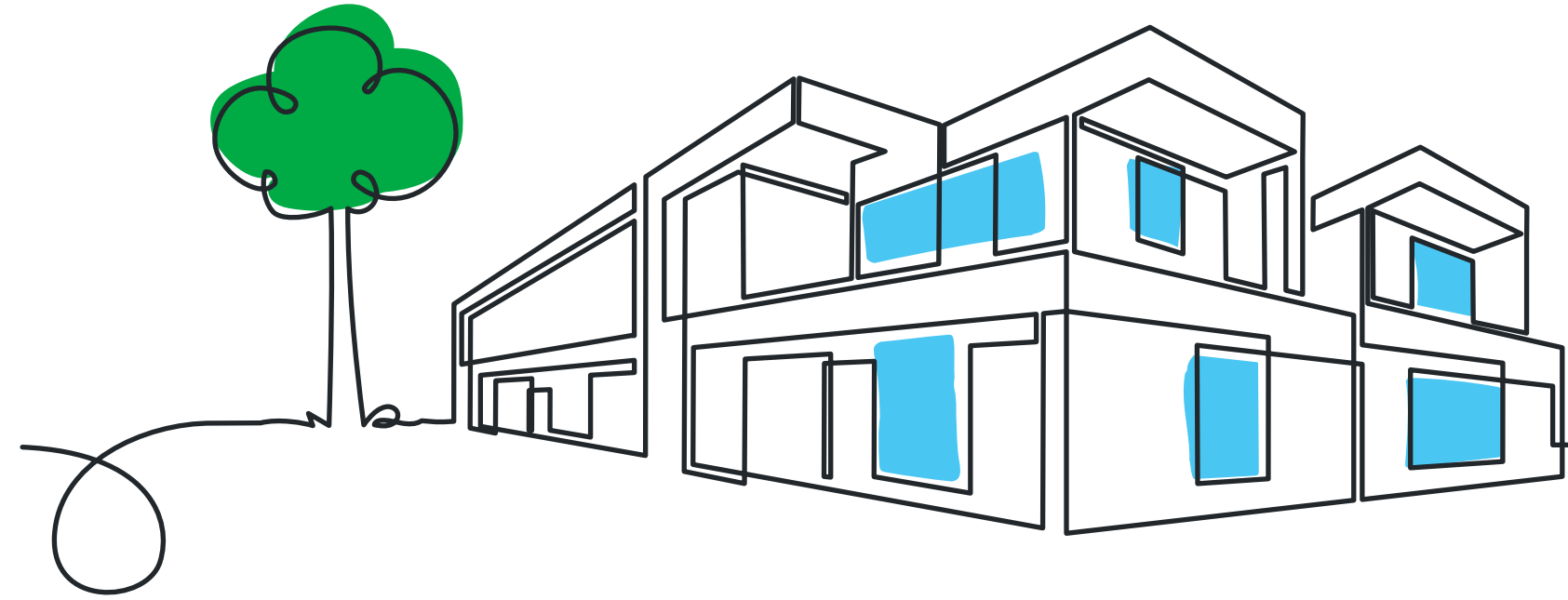
We acknowledge the Traditional Custodians of the land on which we live and work and pay our respect to Elders past, present and emerging.

We acknowledge this by demonstrating our ongoing commitment to building and sharing housing and communities where Aboriginal families are included socially, culturally and economically.

In delivering the local area analysis we will:

- show respect
- collaborate
- implement the principles of the Department of Planning, Industry and Environment's [Aboriginal Outcomes Strategy 2020–23](#) (PDF 3.45 MB)
- support the objectives of the [NSW Aboriginal Housing Strategy, Strong Family, Strong Communities 2018–28](#).





The purpose of local area analyses

The purpose of a local area analysis is to deliver on the long-term vision set out in the NSW Land and Housing Corporation's Portfolio Strategy.

The local area analysis is a place-based approach, providing a framework and direction to better understand:

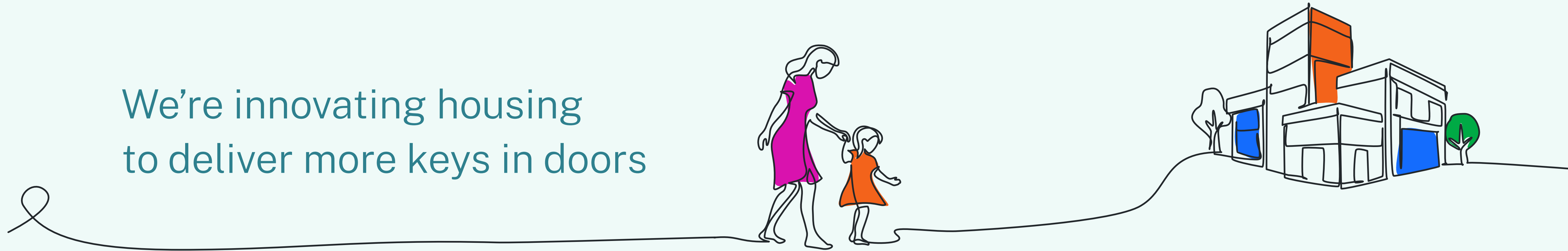
- what stock we have
- where stock is located
- the stock condition
- what opportunities are available for redevelopment.

It seeks to provide the link between the NSW Government's objectives for social housing, more localised planning and development decision-making, and opportunities for partnerships with councils, industry and the community housing sector.

The views of all our stakeholders are important to us and the NSW Land and Housing Corporation is committed to continuing collaboration with our stakeholders and the community.

For details on current projects in your LGA, please visit our website.

We're innovating housing to deliver more keys in doors



At the NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

We're innovating to deliver more keys in doors and give more people in need a safe place to call home.

Our work supports the government's priority to reduce street homelessness. We work in every corner of our state, from regional NSW to the diverse metropolitan suburbs of Sydney, Newcastle and the Illawarra. Beyond the housing we deliver and maintain, our activities also create jobs and stimulate local economies.

Why innovation is needed

We are growing and changing our portfolio to meet the needs of current and future tenants, providing the type of housing that is right for them, at the right time, in the right areas.

The purpose of social housing has changed significantly.

- In the 1960s, wages were the main source of income for 85% of tenants – now it accounts for just 7%.

- In the 1970s, 70% of tenants were couples with children – now they represent just 4%.
- In 2001, about half of new entrants to social housing had complex needs, now it is about two-thirds.

Delivering social housing is much more than providing people with a roof over their head. Having a safe place to call home supports people to pursue health, education and employment

opportunities, allowing them to thrive and strengthen our communities.

Today, housing is a safety net for people in need who can't otherwise afford to house themselves. The high demand for social, crisis, transitional and affordable housing continues to outstrip supply. Most tenants are older, past working age and live alone – 93% rely on the age, disability or another pension for income.

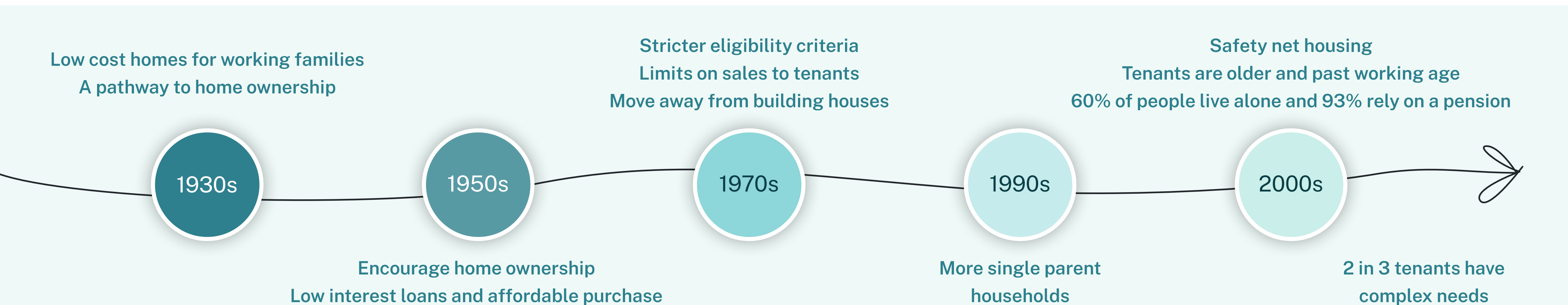


Figure 1. The changing purpose of social housing

Our business model

The NSW Land and Housing Corporation generates income to fund the development of new properties, and to renew and maintain existing properties. We do this in 2 key ways.

1. We receive rental income to fund everyday repairs, maintenance and management of existing properties.
2. We sell properties that are high value, costly to maintain or at the end of their lifecycle, to fund the renewal of existing properties and to develop new properties.

We spend more than \$1 million every day to maintain our properties, managing an incredible 640,000 requests every year for general maintenance.

We generate our income in 2 key ways.



Figure 2. Business model for the NSW Land and Housing Corporation

How we're innovating housing

We're innovating by building relationships to fund the development of even more properties.

We create opportunities to collaborate with government and the Aboriginal Housing Office, and partner with industry, developers and community housing providers. This lets us use our collective strengths to innovate and accelerate a sustainable supply of housing.

We're also using data to better understand the needs of the people and families we assist, to design and deliver housing that is right for them.

The local area analyses are one of the ways we're using data, so that we can better understand the opportunities in our portfolio and plan for the future.



We use data to better understand the housing needed

We're using research and area-based data analysis to better understand the types of properties needed and where they should be located.



To create the right types of properties

We're designing properties to suit the demographics of people in need, in the right areas, at the right time.



We collaborate and partner

We're partnering with government, the Aboriginal Housing Office, community housing providers, industry and developers to create innovative housing solutions.



To increase and accelerate supply

We're building relationships to increase and accelerate supply of housing for people in need in NSW.

Figure 3. How the NSW Land and Housing Corporation is innovating housing

Our vision for the

Liverpool LGA



The NSW Government is committed to delivering more and better social housing and supporting the NSW economy and jobs through economic stimulus across the state.

There are almost 5,300 social housing dwellings owned by the NSW Land and Housing Corporation in the Liverpool LGA. The NSW Land and Housing Corporation's vision for social housing in the Liverpool LGA includes delivering houses to better meet tenants' needs located near jobs, shops, transport and services.

Around 3,300 of our dwellings are concentrated in 9 suburbs or estates with the remaining 2,000 dwellings scattered across the LGA, predominantly in older established areas of Liverpool as opposed to newer housing release areas. The renewal and deconcentration of large social housing concentrations is a long-term objective for NSW Land and Housing Corporation, along with developing under-developed land and increasing the number of properties, replacing older stock, and

strategically selling properties that are not well located near transport and other amenities, and those that are no longer suitable.

As we renew and redevelop, we want to ensure that our new social housing is the right type, in the right areas, at the right time, fitting seamlessly into streetscapes.

We are one part of a continuum

To deliver on our vision for social housing, takes time, careful consideration, consultation, and collaboration.

So we're partnering more, and more often, with all stakeholders, and drawing on our collective strengths, to increase and accelerate supply.

What is deconcentration?

In the context of social housing, deconcentration is taking a strategic, innovative view to revitalise older areas. This requires a 'mixed tenure' model of planning and delivery for new housing. Mixed tenure describes an outcome where social, affordable and private housing is seamlessly integrated within a development or a neighbourhood.

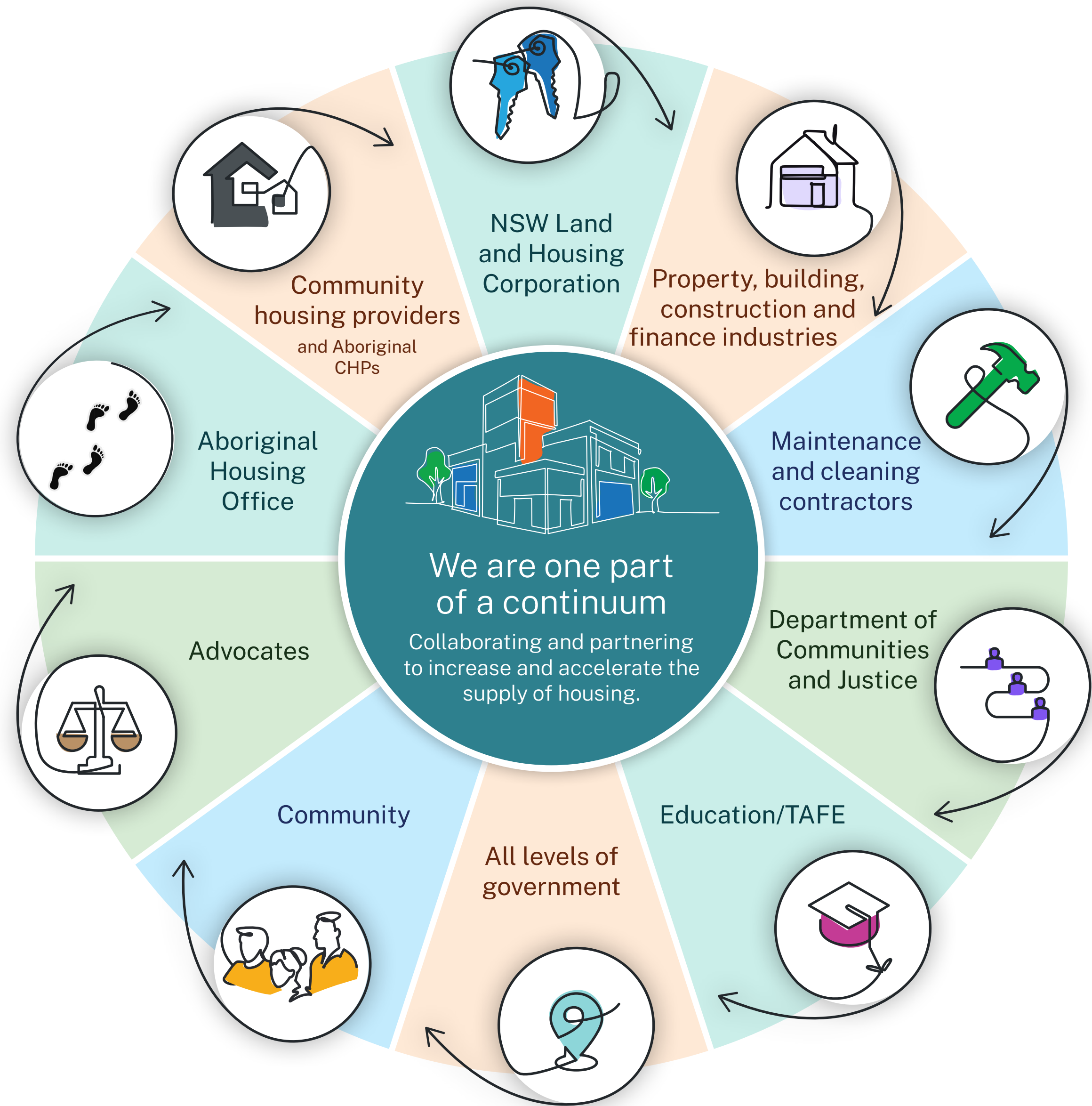


Figure 4. We are one part of a continuum

Liverpool LGA

Before and after



Before



After Social housing in the Liverpool LGA – safe, well-designed and appropriate.

Overview of the LGA

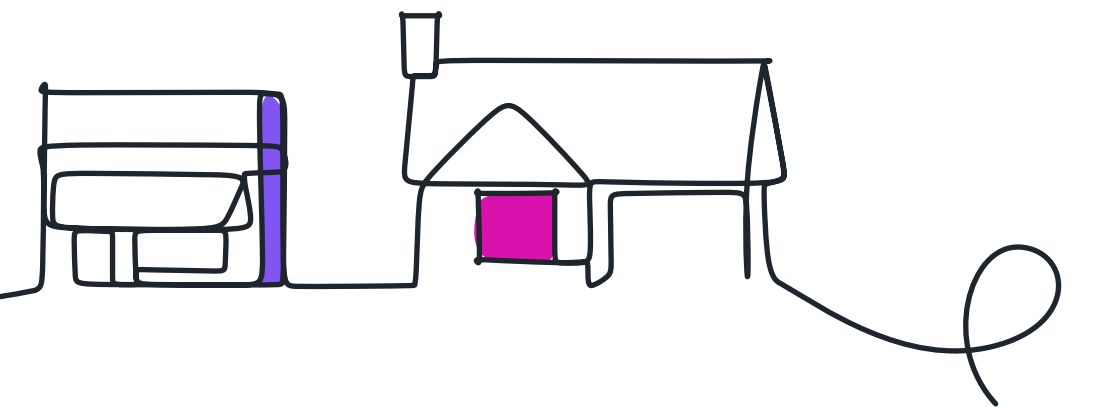
Liverpool City is a rapidly growing residential area with substantial industrial, commercial and rural areas.



Liverpool City encompasses a total land area of 305 square kilometres, including extensive military training facilities in the Holsworthy area.

Liverpool City features:

- a major commercial centre at Westfield Liverpool, which includes the nearby Liverpool Plaza and a number of smaller retailers in the vicinity
- a major public hospital - Liverpool District Hospital
- Michael Clarke Recreation centre, including an indoor stadium
- 5 railway stations and comprehensive bus services
- access to major roads Hume Highway, the South Western Motorway, Westlink (M7)
- tertiary education providers include the Western Sydney University (Liverpool Campus), University of Wollongong (South Western Sydney Campus), and the University of NSW – South Western Sydney Clinical School, University (Nirimba Campus), Liverpool also includes a TAFE NSW Campus
- numerous primary and secondary schools.



Tenant and waitlist information

In Liverpool LGA, there is a large supply of 3-bedroom social housing cottages that exceeds the current demand of larger households and families on the waitlist.

Under-occupancy of 3- and 4-bedrooms is moderate when compared with other LGAs.

There is, however, an opportunity for improvement. There is high demand for smaller dwellings up to 2-bedrooms for existing tenants and households on the waitlist.

- 84% of the priority waitlist is for dwellings with up to 2-bedrooms. The current portfolio, however, is 72% dwellings with 3 or more bedrooms.
- 37% of current tenants are single-person households, of which 40% are housed in dwellings with 3 or more bedrooms.

- 51% of current tenants would benefit from seniors living developments, which is housing built to meet the needs of older people or people with disability.

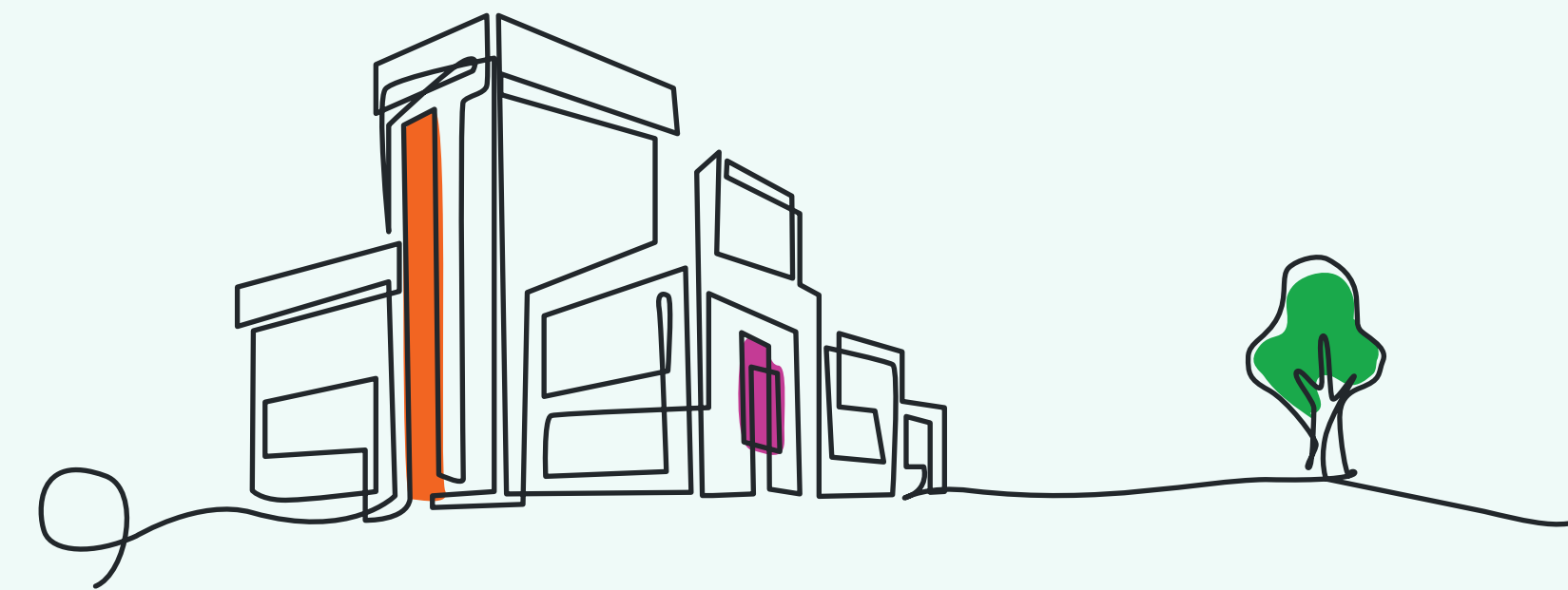
What is under-occupancy?

Under-occupancy describes a situation where one or 2 people, perhaps having raised their family, remain in a 3-bedroom house. We are working on ways to address under-occupancy, so that people in need are in the right types of housing, at the right time, in the right areas.

Dwelling priorities and plans

We are prioritising building 1- and 2-bedroom dwellings that are well located close to transport and other amenities. A proportion of these will be seniors living and other forms of accessible dwellings.

You can see our [current projects in Liverpool LGA and across NSW](#).



Planning context

Liverpool Council has adopted a suite of strategic planning documents including a **Local Strategic Planning Strategy**, **Local Housing Strategy** and **Centres and Corridors Strategy**. These documents are informing a review of the area's **Local Environmental Plan** to amend and update planning and development controls to achieve improved housing outcomes. Read more about [Council's strategic planning](#).

Transport for NSW is leading a range of investigations across the Liverpool LGA including extending the Metro from Bankstown to Liverpool, creating a rapid bus or light rail corridor (Fifteenth Avenue Smart Transit) from

Liverpool to the Western Sydney Airport as well as other Metro connections to the airport that will pass through the western portion of the LGA.

The Greater Sydney Commission (the GSC) led the Liverpool Collaboration Area project which brought together relevant agencies to develop a Place Strategy for the town centre, setting out a vision and shared objectives. This supports the redevelopment of NSW Land and Housing Corporation's assets in Warwick Farm. Read more about the [GSC's work](#).



Community housing providers



Approximately 520 dwellings owned by the NSW Land and Housing Corporation in Liverpool LGA are managed by community housing providers (Hume, Women's Housing, Evolve, St George and Amelie Housing).

What is a community housing provider?

Community housing providers are not-for-profit organisations that build and/or manage housing for eligible people who cannot access appropriate housing in the private market, as they usually have very low, low and moderate incomes. The Registrar of Community Housing regulates the community housing sector in NSW.

For more information, please [visit the CHIA NSW website](#).

Liverpool social housing facts

Key facts	NSW Land and Housing Corporation	LGA	Sydney	NSW
Total population	8,669 (4.2% of LGA)	204,326	4.2%	2.7%
Median age of population	59 (main tenant)	33	36	38
Average household size (people)	1.6	3.1	2.8	3.1
Total dwellings	5,287 (8.5% of LGA)	65,888	1,855,735	3,059,599
Adjoining LGAs	Penrith, Blacktown, Cumberland and Canterbury-Bankstown			

Table 1. Comparing the Liverpool LGA with Sydney and New South Wales

NSW Land and Housing Corporation seeks to provide housing for tenants that best meet their needs now and into the future.

Of the almost 5,300 households in our dwellings in Liverpool:

- around 2,450 have a single person
- around 1,050 are 2-person households
- around 850 are families with children
- around 550 are large households.

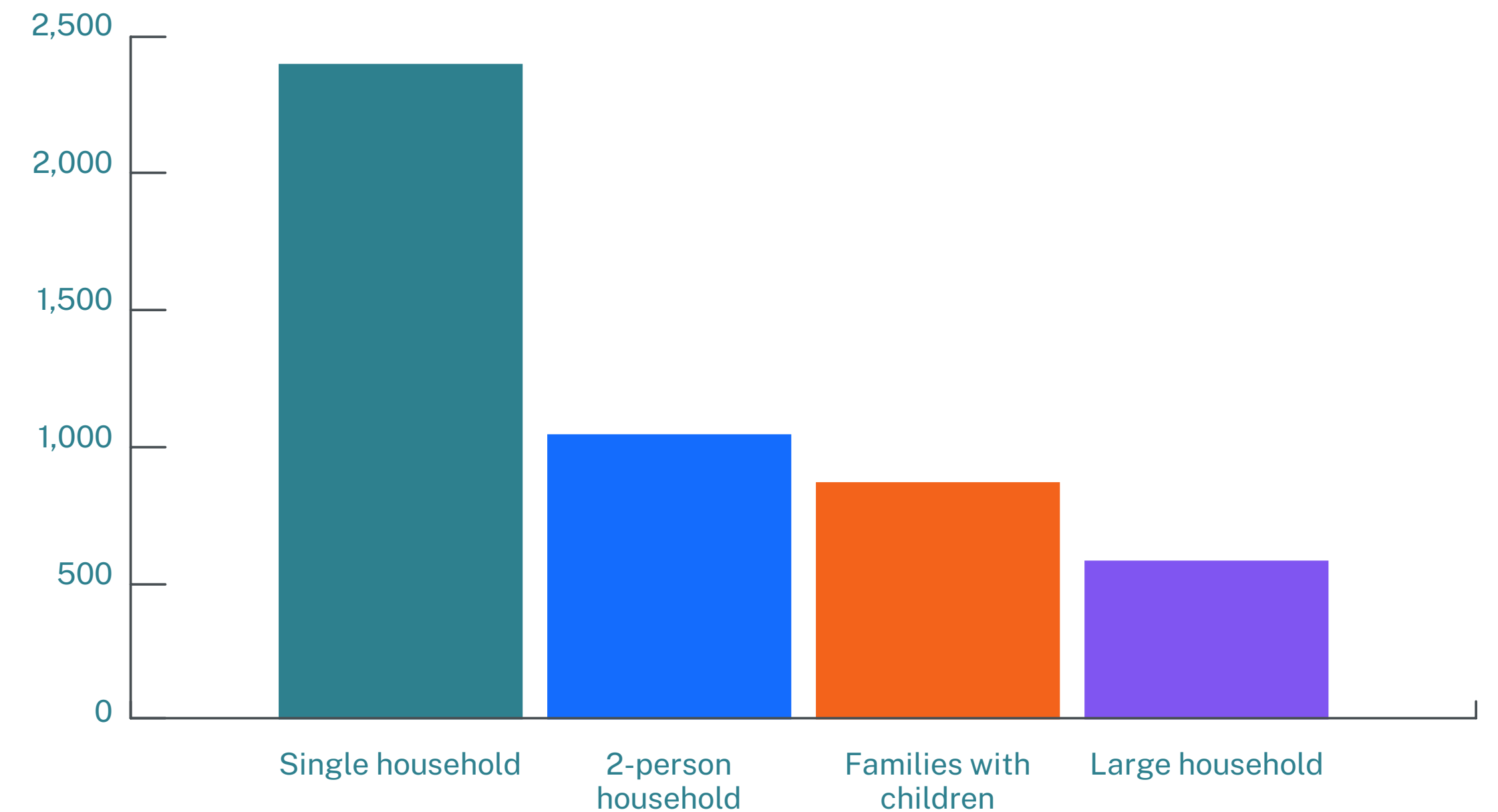


Figure 5. NSW Land and Housing Corporation household types in the Liverpool LGA. Note: households can be more than one type.

Most of the NSW Land and Housing Corporation housing in the Liverpool LGA comprises cottages built in the 1960s and 1970s, for a different time and a different need. Today, property maintenance costs are increasing (due to the age of the assets), so these properties are becoming less and less suitable, both for the tenants who live in them and for us to manage cost-effectively.

Age of social housing properties in Liverpool

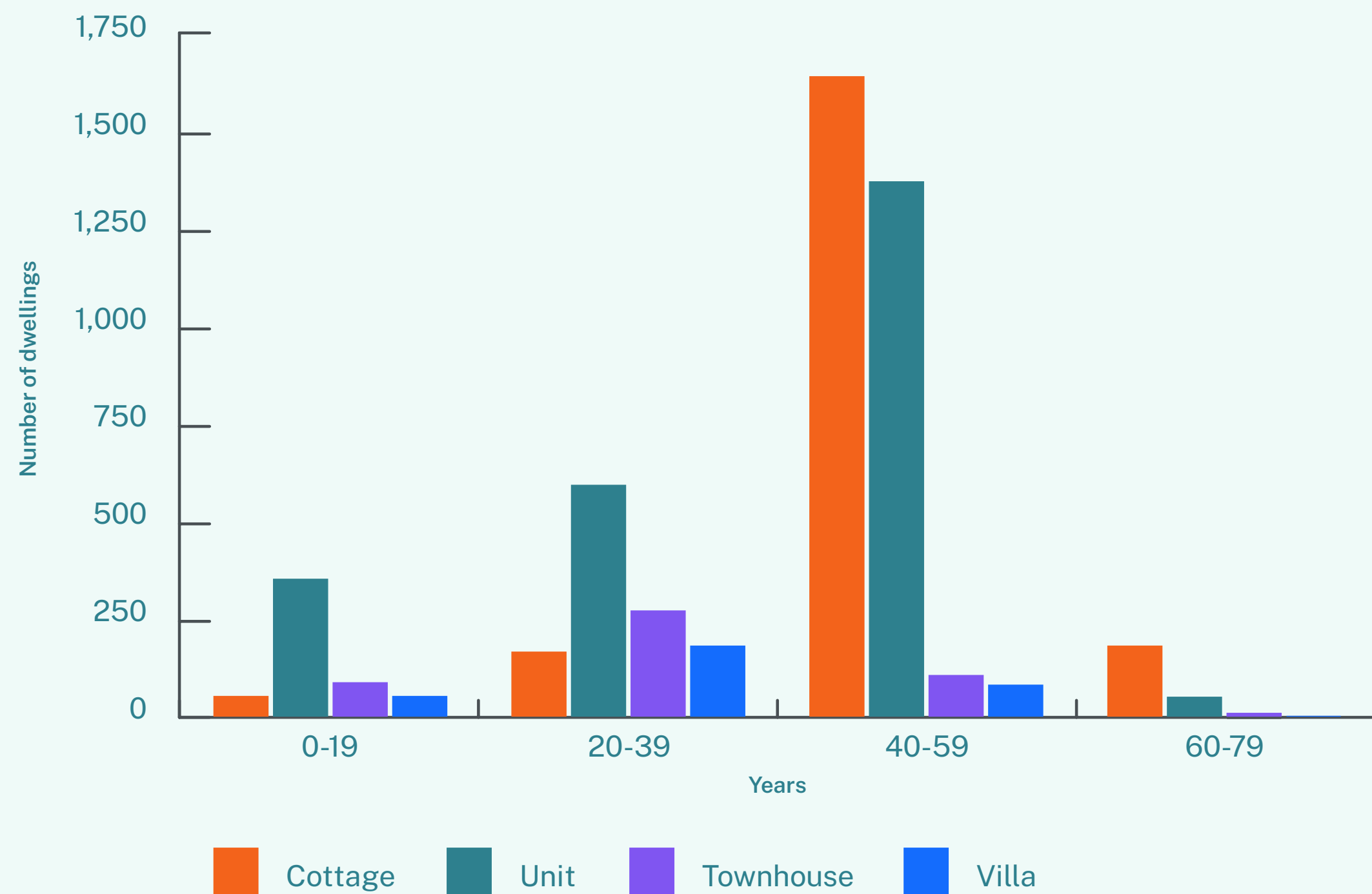


Figure 6. Age of NSW Land and Housing Corporation dwellings in the Liverpool LGA

Social housing is a safety net, as most tenants are older, past working age, live alone and rely on the age, disability or some other pension for income. The majority of existing dwellings in Liverpool are 3-bedroom. The greatest demand, however, is for smaller dwellings for one or 2 people, and we are addressing this need.

Types of properties available in Liverpool compared with waitlist

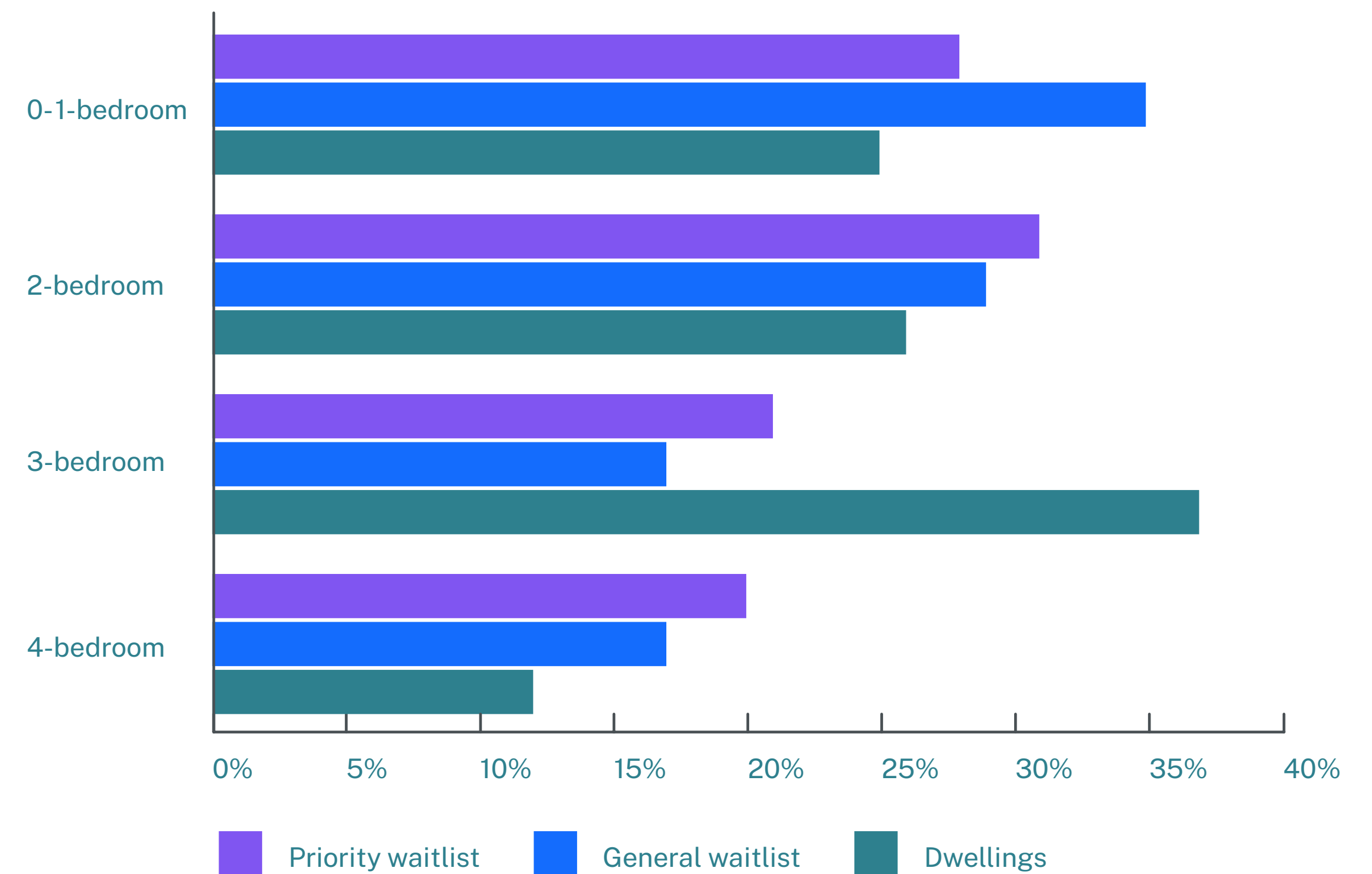
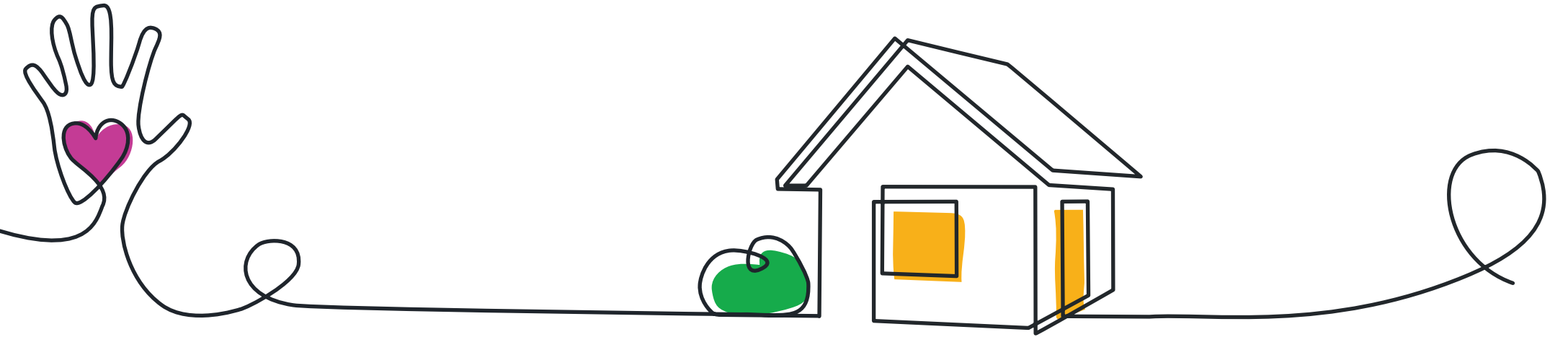


Figure 7. Types of dwellings available in the Liverpool LGA, compared to the waitlist. Priority waitlist refers to applicants who have been assessed as having an urgent need for social housing.

More information



The NSW Land and Housing Corporation's purpose is to actively grow and manage the largest social housing portfolio in Australia.

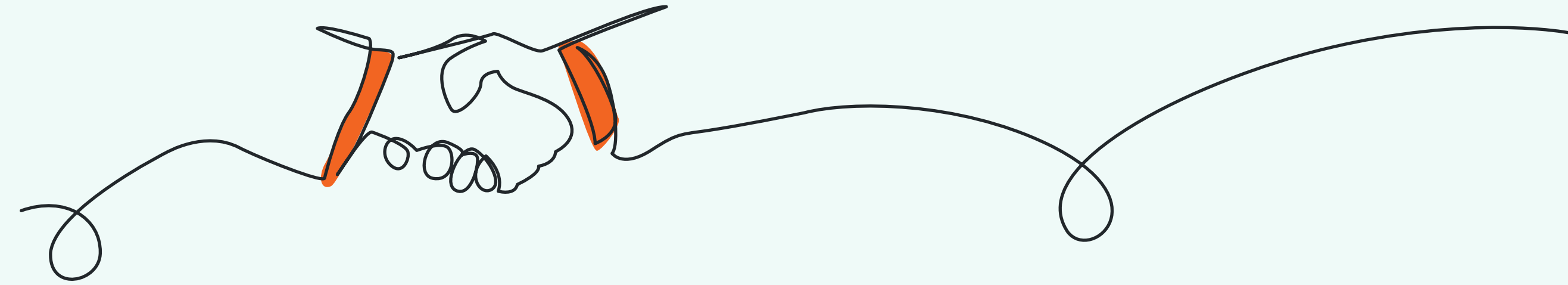
Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we live.

Our vision is to be an industry leader in providing well-designed social housing that is affordable, safe, well-located and adequately maintained – facilitating better quality of life outcomes for residents and neighbourhoods.

There are many views about how to best deliver social housing for the people of NSW. We welcome collaboration from our key stakeholders, including councils, community housing providers, tenants, private industry and the broader community.

If you would like to know more about the important work we are doing in your LGA, [visit our newsletter page](#) to subscribe for regular updates. We welcome all stakeholders and look forward to collaborative partnerships that will see an increase in and acceleration of the supply of the right types of housing, in the right areas, at the right time, for people in need.

NSW Land and Housing Corporation - partnering information and contacts



Access further information by clicking on the links below

[LAHC current redevelopments](#)

[LAHC Portfolio Strategy](#)

[LAHC Community Housing Provider redevelopment policies](#)

[LAHC Sales Policy](#)

[LAHC Good Design for Social Housing](#)

[NSW Housing Strategy 2041](#)

[Department of Premier and Cabinet's Unsolicited Proposal Framework \(PDF 777 KB\)](#)

Contact

[NSW Land and Housing Corporation](#)

If you need housing, the [Department of Communities and Justice](#) can help.

Call ☎ [1800 422 322](#)

References:

- LAHC – NSW Land and Housing Corporation (June 2021)
- ABS – Australian Bureau of Statistics (2016)
- DPIE – Department of Planning, Industry and Environment (June 2021)
- DCJ – Department of Communities and Justice (December 2020)
- CoreLogic (June 2021).

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For more information and to contact us, visit

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COVER IMAGE: Social housing in the Liverpool LGA – safe, well-designed and appropriate.

