

Local and Regional Area Analyses





Our vision

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.



Our purpose

To actively grow and manage the largest social housing portfolio in Australia.



Our mission

Deliver safe, secure housing for those who are disadvantaged, enabling people and families to feel valued, accepted and included.



Why innovation is needed

We are growing and changing our portfolio to meet the needs of the 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 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.



We are one part of a continuum

We **collaborate and partner** with government, Aboriginal Housing Office, industry, developers and community housing providers to **increase and accelerate** the supply of more of the right types of housing, at the right time, in the right areas, **for people in need in NSW.**



Mismatch of households and homes

Around 60% of all tenants live alone (almost 60,000 people)

However almost three quarters of homes are 2+ bedrooms (about 80,000)

A lot of tenants are ageing in place

Tenants aged 65+ years = over a third of tenants (more than 35,000 people)

Tenants aged 80+ years = almost 10% of tenants (more than 9,000 people)

Under-occupied homes

15% of homes (about 15,000) are under-occupied by two or more bedrooms

Income sources

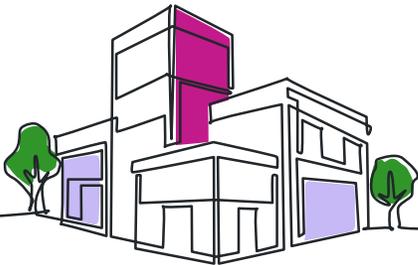
Pensions are the main sources of income for 93% of tenants — around 84,000 people

Aged and disability are the most common pension types — 30% aged pension and 34% receive Disability Support Pension

People are staying longer in social housing

Over half of all tenants have been living in social housing for 10 years or more (almost 50,000 people)

This means low turnover and limited opportunities to house new tenants



Our business model

We generate our income in 2 key ways.



Maintain

Income pays for everyday repairs, maintenance and operating expenses.



Manage

We pay the Department of Communities and Justice for tenancy management.



Rent properties

Income from rent is used to manage and maintain properties.



Sell properties

To generate income, we sell properties that are of high value, costly to maintain, or at the end of their lifecycle.

Renew properties

Income is used to renew properties with capital upgrades such as kitchens, bathrooms and disability modifications.



Develop and deliver new properties

Income is used to fund the development of new properties that are the right types, at the right time, in the right areas.





We use data to better understand the housing needed

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

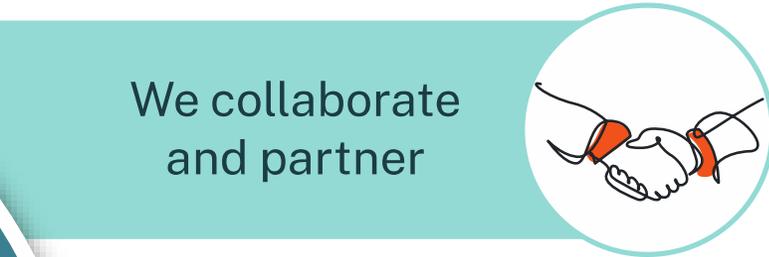


To create the right types of properties

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

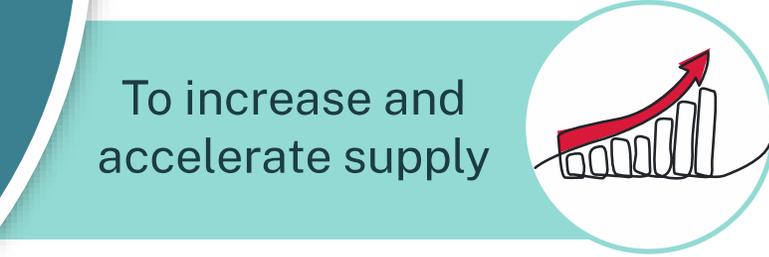
How we're innovating housing

To deliver more keys in doors, to provide people in need with a safe place to call home.



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.

People are at the heart of any housing strategy.

That is why we strive to get housing right – so that all people, at all stages of their lives, can access the right type of housing at the right time.

The Hon. Melinda Pavey
Minister for Water, Property and Housing



The purpose of the local area analyses 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 condition of the stock
- what opportunities are available for redevelopment

NSW Land and Housing Corporation

Local area analysis Blacktown

We're innovating housing to deliver on our vision to provide people in need with a better life.

November 2021

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

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 Blacktown are 3-bedroom. The greatest demand, however, is for smaller dwellings for one or 2 people, and we are addressing this need.

Age of social housing properties in Blacktown

Age Group	Number of Dwellings
0-19	~100
20-39	~1,000
40-59	~3,800
60-79	~500

Types of properties available in Blacktown compared with waitlist

Bedroom Type	Dwellings (%)	General waitlist (%)
0-1 bedroom	~15%	~55%
2 bedroom	~12%	~35%
3 bedroom	~55%	~10%
4 bedroom	~10%	~15%

Randwick social housing facts

Key facts	NSW Land and Housing Corporation	LGA	Sydney	NSW
Total population	5,343 (3.8% of LGA)	140,660	3%	2%
Median age of population	63 (main tenant)	34	36	38
Average household size (people)	1.4	2.5	2.8	3.1
Total dwellings	4,125 (7% of LGA)	54,776	1,855,735	3,059,599
Adjoining LGAs	Bayside Council, Sydney, Waverley and Woollahra			

Table 1. Comparing the Randwick 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 more than 4,000 households in our dwellings in Randwick:

- around 2,600 have a single person
- around 759 are 2-person households
- around 400 are families with children
- around 550 are large households.

Figure 5. NSW Land and Housing Corporation household types in the Randwick LGA

The purpose of this analysis is to provide guidance for LAHC on how to grow and change its portfolio to meet the needs of current and future tenants in the region.

The analysis provides locally specific directions based on a review of property, household, population and market data in the region

The New England Region

The map below situates the LAHC New England Region (outlined in yellow) within DPIE's New England and North West Region. Also shown are LGA boundaries, strategic centres and centres. The map also indicates rail and road connections, and the proportion of the region's social housing stock in each LGA.

- Regional city
- Strategic centre
- Centre
- Local Government Area boundary
- New England region boundary
- North West region

About the New England region

LAHC's New England region is the eastern half of the New England North West Region as defined in the Department of Planning Industry and Environment (DPIE) *New England North West Regional Plan 2036*.

The New England region is located about half way between Sydney and Brisbane and consists of seven local government areas:

- Armidale Regional
- Tenterfield Regional
- Inverell
- Tenterfield
- Glen Innes Severn
- Uralla
- Walcha

Throughout this document, the New England Region refers to the LAHC region as defined above.

Demographic projections and patterns

According to the *New England North West Regional Plan 2036*:

- Population is expected to grow from 188,350 to 202,150 between 2016 and 2036, an increase of 13,800 people (+8%)
- Dwelling count is projected to grow from 88,250 to 97,950 dwellings, an increase of 9,700 dwellings
- 26% of the population is expected to be 65 and over by 2036
- Proportion of couples and single person households is expected to grow.

Consolidation around regional centres has been an ongoing demographic

Top five industries

- Agriculture, forestry and fishing
- Education and training
- Health care and social assistance
- Public administration and safety
- Manufacturing

The focus of the future is to promote intensive agriculture, horticulture, green industries, renewable energy generation and tourism.

Tourism is another economic contributor, with events such as the Country Music Festival in Tamworth and the Autumn Festival in Armidale.

The New England region is also becoming a key source of renewable energy for NSW. The existing solar and wind network is set to expand through the New England Renewable Energy Zone (REZ) which will fund projects from Glen Innes in the north to Walcha in the south.

Social Housing Management Transfer Program

In 2019, the NSW Department of Communities and Justice transferred the management of 1,795 tenancies in the New England region to Tier 1 community housing. The transfer term is for a period of 10 years. 14,000 tenancies across New South

Climate resilience

LAHC's portfolio in the region face a range of climate risks including bushfire, flooding and extreme heat. The matrix below outlines the type and scale of risk to LAHC properties in each LGA. Areas at risk of high impact on a large scale have been shaded red. Ratings refer to risk to existing social housing properties only. Further detail on fire and flood impact can be found in the appendices.

Bushfire and flood

Flood risk refers to the likelihood of LAHC properties being impacted by 1 in 100 year flood events. High flood risk refers to areas where at least some properties would be fully inundated by water. Moderate flood risk refers to areas where properties are located on the edge of a flood prone area.

High bushfire risk refers to properties that fall within vegetation category 1 areas or the surrounding 100m buffer. Moderate bushfire risk refers to areas where properties fall within or at the edge of vegetation category 3 bushfire areas or the surrounding 30m buffer.

Minimal flood/fire risk refers to areas where there is no impact indicated by natural hazard mapping.

Extreme heat

Heat risk priority refers to 5-year average temperature for January 2015-2019 where:

- Priority 1 is over 35 degrees centigrade (5 years)
- Priority 2 is over 34 degrees centigrade (5 years)
- Priority 3 is over 33 degrees centigrade (5 years)
- Priority 4 is over 33 degrees centigrade (3 years)
- Priority 5 is maximum January temperature over 33 degrees centigrade

Days over 35 degrees refers to the increase in the number of days per year with a maximum temperature over 35 degrees by 2035.

LGA	Bushfire	Flooding	Extreme heat	
			Avg. temp for January	Days over 35 degrees
Tamworth	High fire risk to some properties	Moderate flood risk to some properties	Priority 3 area for heat risk	5
Armidale	High fire risk to some properties	High flood risk to many properties	Priority 5 area for heat risk	1
Inverell	High fire risk to some properties	High flood risk to some properties	Priority 4 area for heat risk	5
Glen Innes	High fire risk to some properties	Minimal flood risk	Area not allocated heat risk	1
Tenterfield	Moderate fire risk to many properties	Minimal flood risk	Area not allocated heat risk	1
Walcha	High fire risk to some properties	Moderate flood risk to some properties	Non priority area	1
Uralla	High fire risk to some properties	Minimal flood risk	Non priority area	1

Source: LAHC Property Viewer, BOM 2015-2019 AC & Solar Priority, AdaptNSW NARCIM projections 2014

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Portfolio Strategy

Local Area Analysis

Options to consider

- Sell
- Build
- Maintain



Projects to pursue



- Fit for purpose, flexible and appropriately sized homes
- Reduce funding gap
- Reduce average age of stock
- Increase financial sustainability of portfolio
- Partner with CHP sector and local councils
- Reduce numbers of high flood and fire risk properties
- Reduce non-core assets

- Deliver a net uplift in dwellings
- Target reduction in priority waitlist
- Attempt to minimise sale of land to fund development by exploring innovative financing methods
- Focus on building dwellings that align with demand
- Target appropriate proportion of new product as adaptable to increase flexibility for ageing population
- Consider deconcentration of estates



The NSW Land and Housing Corporation remains committed to continuing collaboration with our stakeholders and the community.

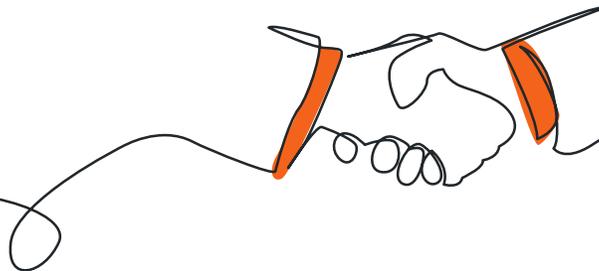
The more we work together, the more we can achieve in this sector.

We are more outward focussed than ever before. We encourage all corners of this industry to come and work with us as we deliver homes for our communities.



Community Housing Providers

We are eager to hear from the industry on how we could work better together. We are looking for more initiative ways to finance projects, deliver different tenure models, and better ways we can work together to leverage our existing stock.



Visit us at
dpie.nsw.gov.au/land-and-housing-corporation



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