

Bonnyrigg *Living Communities* *Project*

*Reflections on Community Renewal on Social Housing
Estates: A Practitioners Forum*

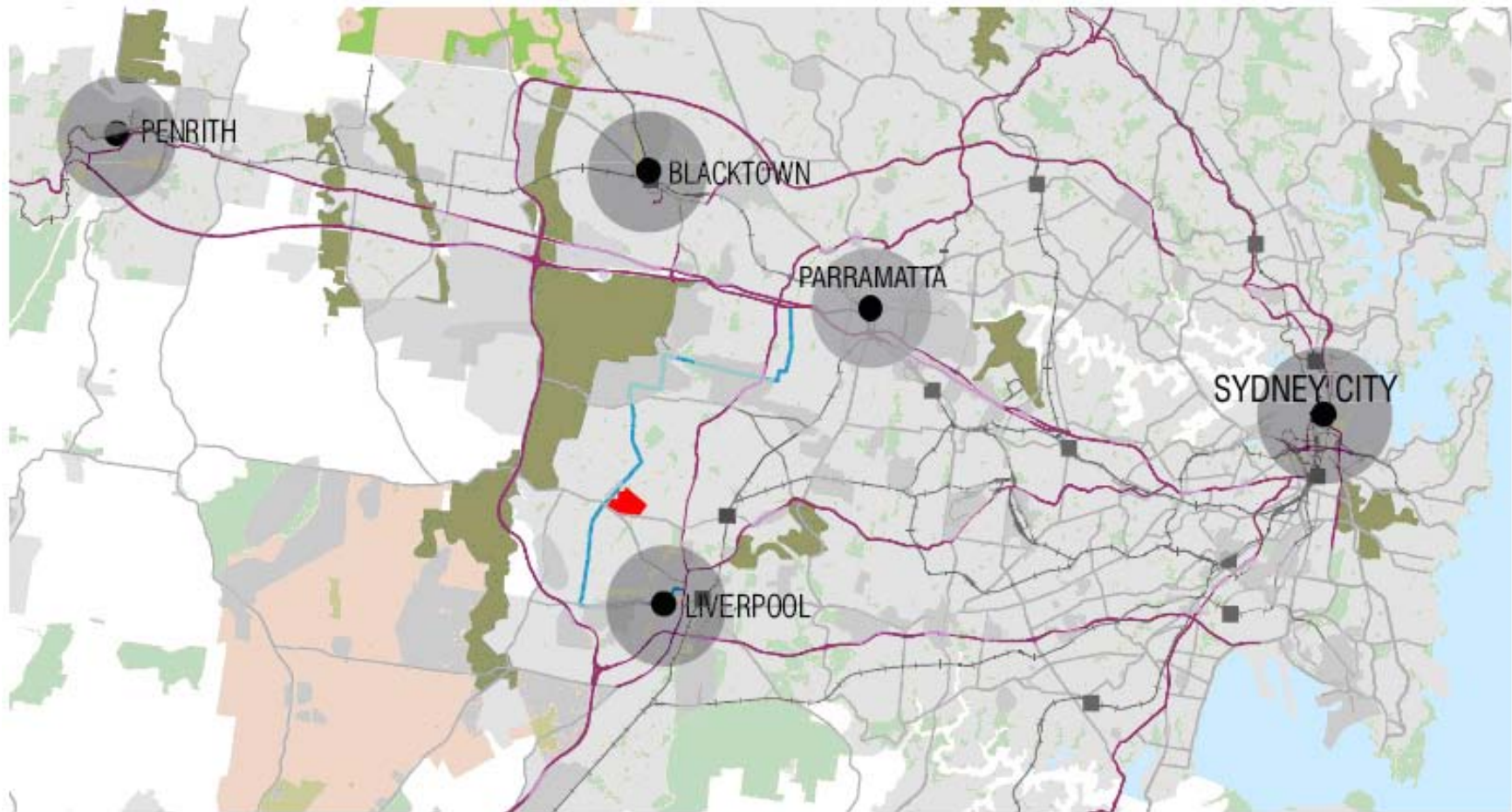
Tuesday 31st May 2011

Housing NSW Parramatta Office

Karen Walsh,
General Manager, Housing Services
St George Community Housing Ltd.



Bonnyrigg - Site Location



 Bonnyrigg Redevelopment Site

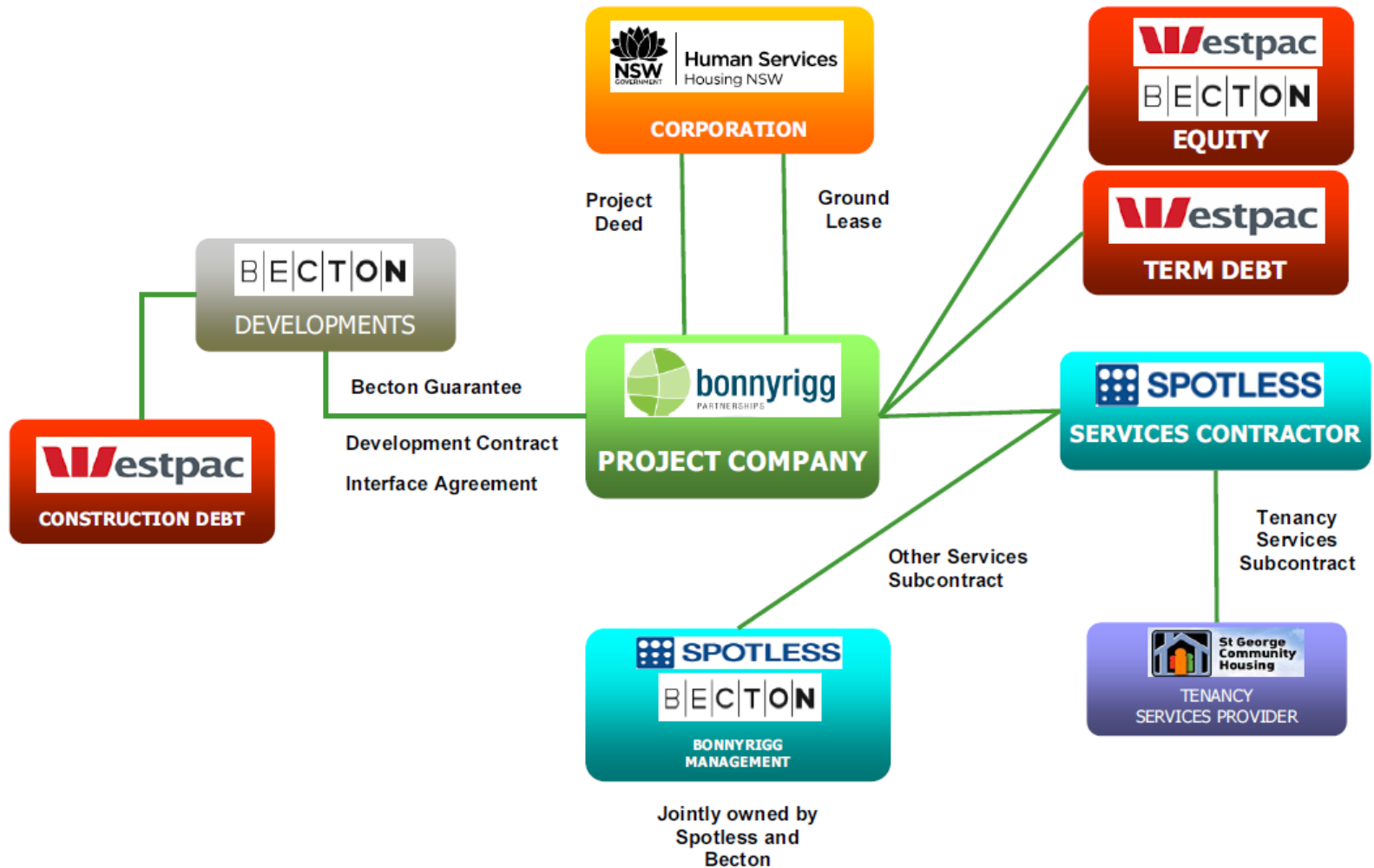
Bonnyrigg Project

- 81 hectare site, in Fairfield Local Government Area
- Providing better services and opportunities for residents
- Building a stronger community
- Renewing the houses and public areas
- “*Living Communities*” brand – integrated response to addressing:
 - **Built environment**
 - **Strength of the community**
 - **Services provided to the community**

Vision: To make Bonnyrigg the place of first choice to live in Sydney's west

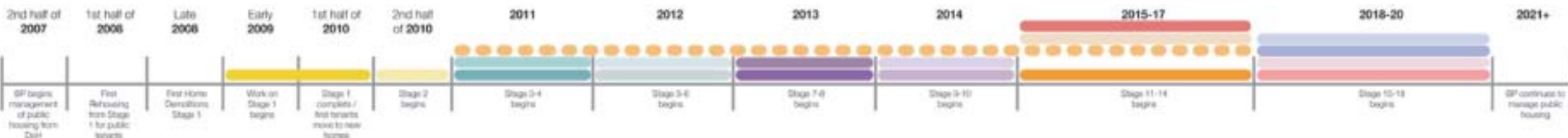


The Partnership Structure



Partnership Objectives

- 30 year flagship PPP between Housing NSW and Bonnyrigg Partnership.
- Addresses NSW Government objective in regard to housing shortage and affordability (particularly Western Sydney).
- Profitable sustainable long term project delivering consistent returns (including during the Global Financial Crisis).
- Leverage to future Australia / New Zealand opportunities for consortium members.



Community Renewal Strategy

Approach

- Improving services and opportunities
- Building community strengths, skills and capacity
- Managing change, through:
 - **Supporting individuals and the community to cope with significant levels of change**
 - **Developing strategies to maintain and enhance social cohesion as the community changes**

Community Renewal Strategy

Principles

- Develop a partnership with the local community and other key stakeholders
- Maximise participation by the community
- Acknowledge and build upon existing strengths of the local community
- Identify, nurture and support existing partnerships
- Identify, manage and mitigate all social impacts

Community Renewal Strategy

Principles (continued)

- Ensure all 'services' provided are integrated within a comprehensive community renewal framework
- Integrated human service delivery
- Work within a framework of social, economic and environmental sustainability

Community Renewal Strategy

Key Components

- Enhancing a sense of place
- Increasing community integration
- Maintain and increase community satisfaction and stability
- Improve community safety and security
- Provide for a high level of urban amenity

Community Renewal Strategy

Key Components (continued)

- Ensure the development of a balanced social profile
- Incorporate a high level of environmental efficiency
- Increase employment and training opportunities
- Encourage the development of a well-serviced and supportive community
- Give priority to community celebration and play

Objectives of Community Renewal Service Plan

- Mitigate social impacts of the Project
- Improve infrastructure and services
- Building capacity within the local community

Longitudinal Study

- HNSW and Newleaf commissioned UNSW City Futures to conduct the study
- Aim of study is to explore:
 - people based outcomes of such a large scale development
 - Impacts on neighbourhood redevelopments
- Commences September 2011
- Methodology – 180 households over 3 years



Challenges

- Setting a 30 Year Business Plan
- Impacts of potential changes to Government Policy
- Unknowns - including:
 - Ground risk;
 - Changing needs of tenants
 - Market Demand
 - Competition

Challenges

- Measures of Long Term success of the project
- Partnership – joined up vision, ongoing commitment
- Changing scope and scale of SGCH as a Community Housing Provider
- When / If / How to consider “Affordable Housing” in the Model