

Airds Bradbury Renewal Project

December 2008



Questions and Answers



What is Housing NSW's plan for Airds Bradbury?

The Airds Bradbury Renewal Project will result in the comprehensive renewal of the Airds and Bradbury public housing area over the next 8 years. The Project will complete extensive renewal work that has been undertaken in Airds over the last 15 years.

The Project has three parts:

1. Masterplan development: A

Masterplan will be developed to guide physical renewal of the Airds Bradbury public housing area. This will include construction of new roads, homes and parks and improvements to existing open space, streetscapes, the town centre and community facilities. The community will be invited to play a major role in identifying these improvements.

This Masterplan will build on a plan for the vacant land corridor between Airds and Bradbury that was prepared some years ago with other landowners (the Department of Planning, Landcom and Campbelltown City Council). This plan was put together with significant community input.

The Masterplan will look at the long term development options for all townhouse precincts and at opportunities for 'spot redevelopment' around parks and cottage precincts where land is not as well used as it could be.

Once the Masterplan has been finalised, it will be submitted for planning approval. It is expected that the Masterplan will be approved and implementation begun within three years (by the end 2011). Once approved, it will be implemented over a five year period (2011–2016).

2. Upgrading of public housing homes, and sale of homes: Most public housing homes in Airds and Bradbury have been upgraded over the last 15 years. Three townhouse precincts (Southdown, Cardew and Elmslea) that

have not been upgraded will now get necessary improvements to bring them up to standard. Bathrooms and kitchens will be replaced where they do not meet necessary standards. In carrying out these improvements, a small number of homes may need to be demolished to improve the layout of the precincts.

The previous plan proposed the demolition of 67 townhouses in the Creigan precinct and their replacement with 67 new seniors housing units within Airds and Bradbury. These townhouses are in poor condition and their replacement with new homes will result in a major improvement in the area.

Tenants in the Creigan precinct will be rehoused in 2009 to another Housing NSW or Argyle home, so the townhouses can be demolished.

Sales of Homes: A number of the upgraded public housing homes will be sold over the next 15 years, as they become vacant, to decrease the concentration of public housing in the area. Together with the development of land for the construction of new homes for private sale in the Masterplan corridor, this will significantly increase the proportion of private owners in the area. The long term aim is to reduce the amount of public housing over time to around 30%, which is similar to Minto and Bonnyrigg.

A Sales Strategy will be developed over the next year and will be implemented over about a 15 year period. Sales may begin in 2009. As part of this strategy existing public housing tenants can apply to buy their homes.

3. Improving opportunities for residents through the People's Plan: Housing NSW is giving a new lead in implementing the Airds Bradbury People's Plan, developed by the community in 2005. The People's Plan is excellent and some initiatives are having great success. The Plan needs new energy and resources so

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that residents gain better services and new opportunities. The Plan is all about local solutions to local problems and has a focus on:

- improved training and employment for Airds and Bradbury residents
- improving traffic and transport
- reducing crime and improving safety
- better health for Airds Bradbury residents
- improving the physical environment and open spaces
- improving recreation and culture
- improving the image of Airds Bradbury
- strengthening the community's capacity and skills.

The Plan will be updated, with input from the community and service agencies, and new resources will be found to implement the plan. In particular, training, employment and volunteer opportunities will be expanded with the aim that every resident and school leaver has a pathway to a job or another satisfying vocation.

A copy of the Plan is available from the project offices at HART House or in the Airds shopping centre or from the Airds Local Enterprise Centre.

Why are you doing this?

A lot of renewal work has been done in Airds and Bradbury over the last 15 years. Housing NSW wants to complete the work to make sure the area has a strong sustainable future as a great place to live for all residents – a place offering good quality homes, facilities and services.

Why is this taking so long?

A lot has been achieved in Airds Bradbury over the last 15 years or so, including the following examples.

- Most public housing homes have been upgraded.

- The Airds Place Project was implemented and the People's Plan to improve services was prepared. Under the Plan, important new services have started.
- The Airds Local Enterprise Centre has been established and is proving very successful. New services and facilities, such as the Reachout Centre, in Airds and Bradbury have begun.

However the previous Masterplan that was prepared was limited and has stalled. Housing NSW is now committed to developing a new Masterplan for the whole area and implementing works to complete the renewal of Airds and Bradbury.

What are the aims of the project?

The Project aims to make Airds and Bradbury a great place to live by:

- improving homes and public spaces
- improving the services and opportunities available to residents
- supporting the local community to build on its strengths, skills and overall capacity,

These are the objectives of the Living Communities approach, which has also been applied to Minto and Bonnyrigg by Housing NSW. The approach also involves working in partnership with many agencies and actively working with the community to implement the project.

What's the timing?

The timing for each part of the project is as follows:

New Masterplan: A new Masterplan for the whole Airds Bradbury public housing area will be developed and approved over the next three years. This work, being led by Landcom, will begin in the next few months, with input from Campbelltown City Council and the community. A significant consultation program will be implemented, so residents' ideas are incorporated in the Masterplan.



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Rehousing in Creigan precinct: The 67 townhouses in the Creigan precinct will be demolished to make way for construction of new homes. A number of tenants have already been rehoused out of the precinct. We will be talking to all remaining tenants about their rehousing needs. We will give tenants six months' notice of rehousing. Tenants will be rehoused in 2009.

Improvements to townhouse precincts: Necessary works in the three unimproved townhouse areas (Southdown, Cardew and Elmslea) will be carried out over the next three years (2008–2011).

Sales Program: The work to complete upgrading and titling of the cottage precincts is continuing. A program for sales of upgraded homes will be developed over the next year and sales may begin in 2009.

People's Plan: The Bradbury Airds Neighbourhood Connection (BANC) has been reconvened to reinvigorate implementation of the Airds Bradbury People's Plan. A Project Team is now set up in HART House and has begun working with residents on new community projects and activities. The Airds Local Enterprise Centre is continuing its successful work providing job training and gaining jobs for Airds and Bradbury residents.

Who else is involved in the project?

Housing NSW is working with other landowners – Campbelltown City Council, Department of Planning and Landcom. Housing NSW will also work closely with the new Community Reference Group, the Airds Bradbury Masterplan Group and the Bradbury Airds Neighbourhood Connection (BANC) in finalising the Masterplan. All members of the BANC, including residents and service providers, will be involved in implementing the People's Plan.

Will the project involve a Public Private Partnership (PPP)? Will private sector run the project like Bonnyrigg?

No. This project is not a PPP and will not be managed by the private sector. The land will be developed by Housing NSW and the landowners. New homes will be built by the private sector, as is usual with all construction by Housing NSW.

You say that you aren't forcing people to move in Airds Bradbury so their home can be sold. Why is this different from Macquarie Fields?

In recent years, it has been difficult to sell public housing homes in Macquarie Fields for a reasonable price. To improve market interest in Macquarie Fields, Housing NSW has decided to change the sales strategy and to sell groups of homes closer to the entrances to the estate rather than individual properties dotted around the estate. This is not the approach we will take in Airds Bradbury.

There are enough vacancies each year in Airds and Bradbury (as a result of tenants vacating their homes) to achieve sales targets at a reasonable rate. Over time, this will achieve a mix of public and private residents in Airds and Bradbury much like surrounding suburbs. Market conditions in Airds and Bradbury are such that sales are likely to achieve reasonable prices.

Will you transfer the tenants to community housing, like Bonnyrigg?

We believe community housing has a positive role to play in the project. Argyle Community Housing already manages some community housing in Airds and Bradbury and their role could expand in the future.



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It is illegal for an officer of Housing NSW to ask for money or favours or other benefits of any kind in exchange for helping you with your housing needs.

It is also illegal for you or anyone else to offer money or favours or other benefits of any kind to an officer of Housing NSW in exchange for helping you. If you have any information regarding this, please contact Housing NSW's Business Assurance Unit on 1800 806 206. Housing NSW may refuse the provision of further housing services to anyone who has engaged or sought to engage in corrupt or illegal conduct.

Will you be demolishing any houses?

The remaining townhouses in the Creigan precinct will be demolished. A limited number of demolitions may also be carried out as part of the necessary improvements in the Southdown, Cardew and Elmslea townhouse areas. There are no other demolitions scheduled at this stage.

In the longer term, there may be additional demolitions to provide opportunities to increase the number of new homes built through 'spot redevelopment'. These opportunities will be identified as part of the new Masterplan.

How many Housing NSW homes will need to be replaced? Will there be a loss of public housing?

The aim of selling public housing homes in the area is to achieve a greater social mix of public and private residents in Airds Bradbury, much like surrounding areas. At this stage, it is likely that about 50 upgraded public housing homes will be sold each year. Over about a 15-year period, the aim is to achieve a mix of about 30% public housing and 70% private housing in Airds and Bradbury. Houses sold on the estate will be replaced over time in other areas so that overall public housing numbers are maintained.

The remaining townhouses in Creigan precinct will be demolished and 67 new public housing seniors' living units will be built in Airds and Bradbury to replace them.

Can we get improved maintenance?

Housing NSW is introducing new Maintenance Contracts to improve the maintenance service for tenants. The new program will eliminate maintenance backlogs, improve fire safety and introduce lifecycle maintenance so homes remain in good condition from year to year.

As the first step, Housing NSW is carrying out a Property Assessment Survey (PAS) on all homes in Airds Bradbury during 2008 (except Creigan precinct) to identify maintenance that needs to be done.

How can I find out more about the project and keep up to date with the latest news?

Housing NSW wants to keep everyone informed about the project. The project will issue a regular newsletter to update everyone about the project.

You can also ring the Renewal Team on 4625 6121 or drop into HART House (1 Hartigan Way, Bradbury) or the Community Information office located in the Airds Village shopping centre.

