



# Housing Challenges and Opportunities

Community Housing Conference  
September 2008

# Vision Mission and Values



## **Inspired Care...Enriching Lives...Together**

### **Mission**

To enable well-being, we care for people in our living and working communities. As a ministry of the Uniting Church we are committed to finding better ways to affirm life for all people , especially those who are older and vulnerable.

### **Values:**

Courage

Integrity

Compassion

Community

Growth

# Size of Operations



- Clients- 14,000
  - Housing units- 3,000
  - Residential aged-care places approx 6,000
  - Support and care for clients at home- approx 5,000
- Regions- 6
- Locations across the state- 94
- Staff 5,800

# Financial Capacity

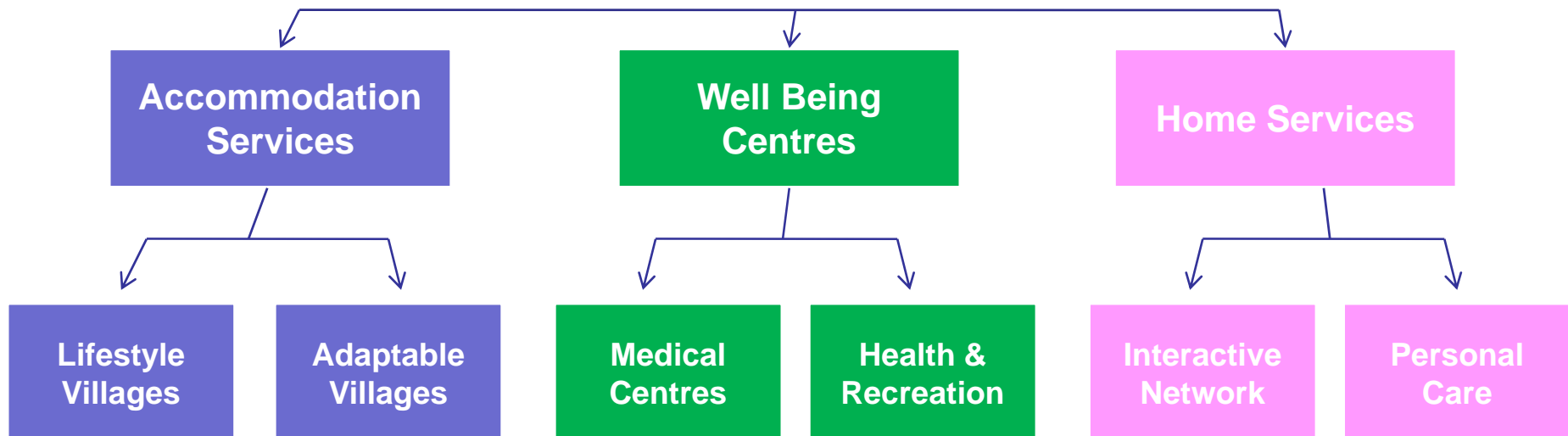


- Assets- 1.1billion
- Turnover \$342m
- Annual Capex – around \$60m

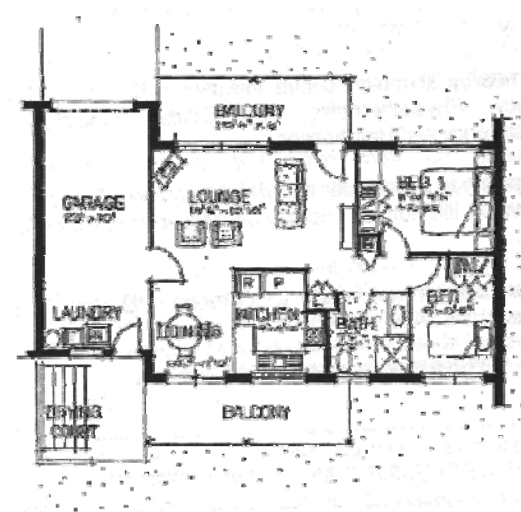
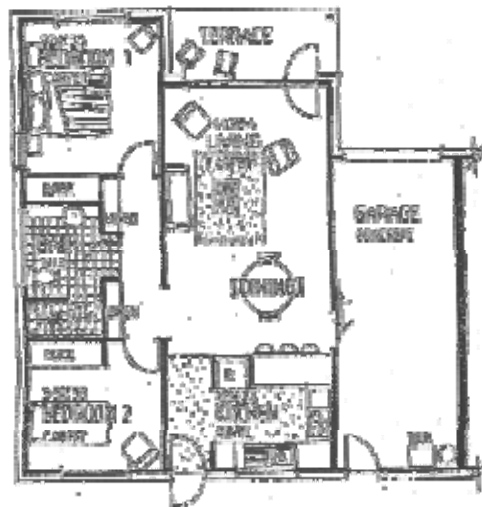
# Future Business Streams



## Future Directions (Three Streams)



# Type of existing stock



# Nambucca Heads, Shellharbour



# Central Coast, Tamworth



# Northern Sydney



# Uninspiring stock



# Housing Unaffordability – Natsem- 20 SLAa with highest no.s in unaffordable housing



<b>SLA Name</b>	<b>Estimated no. in housing unaffordability</b>
1. Fairfield (C)	6,928
2. Wollongong (C)	6,763
3. Newcastle (C) - Remainder	6,434
4. Canterbury (C)	5,878
5. Lake Macquarie (C)	5,809
6. Wyong (A)	5,266
7. Gosford (C)	5,047
8. Liverpool (C)	5,008
9. Bankstown (C)	5,005
10. Parramatta (C)	5,000
11. Penrith (C)	4,465
12. Campbelltown (C)	4,381
13. Randwick (C)	4,262
14. Blacktown (C) - South-West	3,176

Red- UnitingCare Ageing land holdings

# Characteristics of NRAS bid



- Around 150 incentives
- Projects of 6-50 units
- 7-8 different locations including Sydney metro, Central Coast, Illawarra and far North Coast
- Possible small proportion for refurbishment of ILUs earmarked for closure
- Largely co-located with other services
- Tenants - older people and low paid workers.
- Will select locally based housing associations for tenancy management (but not maintenance where there are on-site services)