



NSW Co-operative Housing Strategy





The policy context

- Government recognises the role of community housing, including co-operative housing

- *Planning for the Future* vision:
 - More opportunities
 - Responsive services
 - Stronger communities

- The development of a *Co-operative Housing Strategy* for NSW is a key part of *Planning for the Future*



Planning for the Future supports



- Growth and innovation, encouraging providers to contribute to growth through own investment
- Diverse and flexible responses
- Stronger communities responding to local need
- Financing and structural arrangements to achieve long-term business sustainability.



NSW co-operative housing sector

- Established mid 80s as housing stream for mixed housing for low and moderate income
- Intended to mix social and affordable housing and to leverage funds for growth
- Co-ops are small, tenant-managed organisations (most <10), incorporated under Co-operatives Act NSW (1992) and subject to Guidelines (1998) and the head lease
- Co-op properties owned by Land and Housing Corporation NSW.



NSW co-operative housing sector



- Tenants (members) manage properties. Rent covers cost of managing and maintaining properties
- 35% tenants not required to meet public housing eligibility requirements
- No new co-operatives since 1992.



Profile

- 38 co-operatives with 362 properties (compare Victoria 115 and SA 66)
- 435 tenancies and 750 residents
- OCH survey (2007) showed that co-op tenants older, more stable, higher income than housing association tenants
 - Age 31% over 55
 - 22% >10 years
 - 38% co-ops have over 50% wage earners
 - 50% are single.



Strengths of co-operative housing

- Effective property maintenance
- Greater sense of ownership, security and satisfaction
- Effective vehicle for participation and volunteerism
- Provides support and engagement for older people.





NSW Co-operative Housing Strategy policy context

- Emphasis on affordable housing and growth provides platform for a new strategy for sector
- Stage 1: feasibility of model based on Common Equity Rental Co-op (CERC) Victoria
- CERCs are shareholders of CEHL, an asset holding company and registered provider
- Next steps:
 - Feasibility completed
 - Based on outcome of feasibility consultation with sector
 - Approval of final option.