

Inner West Council Affordable Housing and Renters Rights Stakeholder Forum

Co-facilitated by Deputy Mayor Chloe Smith and
Councillor Dylan Griffiths





Trina Jones – NSW Rental
Commissioner



John Engeler – CEO Shelter NSW



Estelle Grech – Committee for
Sydney Policy Manager, Planning
and Housing



Prof. Nicole Gurrán - University
of Sydney School of Architecture,
Design and Planning

Council's policy challenges

- How can we increase social, community and affordable housing with good amenity, across the Inner West?
- How do we deliver housing for key workers in the Inner West?
- The need for legislative and regulatory change to protect renters' rights

Presentation topics

- 1 The housing crisis in the Inner West
- 2 The role of Council – assisting in the delivery of affordable, social and community housing
- 3 Advocating for better renters' rights



The housing crisis in the Inner West

Snapshot

Housing tenure

- Purchased or fully owned
- Renting privately
- Social housing
- Unoccupied dwellings

Housing crisis

- Residential vacancy rates
- Escalating rents
- Housing stress
- Local affordable housing gap

INNER WEST



Affordable Housing Delivery in Inner West

Snapshot provides strong justification for Council to actively seek to increase the supply of affordable housing

Planning mechanisms

- Planning agreements
- Affordable Housing Contribution Schemes

Initiatives

- Leichhardt Precinct Affordable Housing Contributions Scheme – PRCUTS
- Investigating feasibility of AHCS in other housing focussed planning proposals
- Council's 'key worker' Affordable Rental Housing Program



Arlington Grove, Dulwich Hill

Support for Affordable and Social Housing Delivery

Non-planning mechanisms

- Partnerships with CHP to develop Council land
- Collaboration with Land & Housing Corporation (LAHC) and other State agencies to redevelop public land
- Collaboration with religious groups with land holdings

Initiatives

- Hay Street car park in Leichhardt
- *Local Infrastructure Contributions Plan 2023*
- Audit of Council Land



Habilis 1 Summer Hill (Habilis)

Renter's rights

While rental policy is a State Government responsibility, Council is committed to advocating for greater rental protections:

- No grounds evictions
- Pets in rentals
- local business repairs
- Long-term lease
- Regulating Airbnbs

Greater supply of affordable and social housing in appropriate locations will help alleviate rental stress



Marrickville Library Complex: includes Council owned affordable housing



Trina Jones - NSW Rental Commissioner



Improving Renting in NSW

- Trina Jones
- NSW Rental Commissioner
- 2023

Acknowledgement of Country

The Department of Customer Service acknowledges, respects and values Aboriginal peoples as the Traditional Custodians of the lands on which we live, walk and work. We pay our respects to Elders past and present. We recognise and remain committed to honouring Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships, and continuing connection to their lands, waters and seas. We acknowledge their history here on these lands and their rich contribution to our society.

We also acknowledge our Aboriginal employees who are an integral part of our diverse workforce, and recognise the knowledge embedded forever in Aboriginal and Torres Strait Islander custodianship of Country and cultures.

The 'Connecting Communities' artwork used here is by Alison Williams, a proud Gumbaynggirr woman.



Renting in NSW



Renting in your area snapshot

Challenges and impacts

Improving Renting

Priorities for change

Rental Market in NSW

944,585 rental households
(**32.6%** of all households) ABS
2021

2,016,755 renters (ABS, 2021)

\$1.9 billion of bonds held
in trust

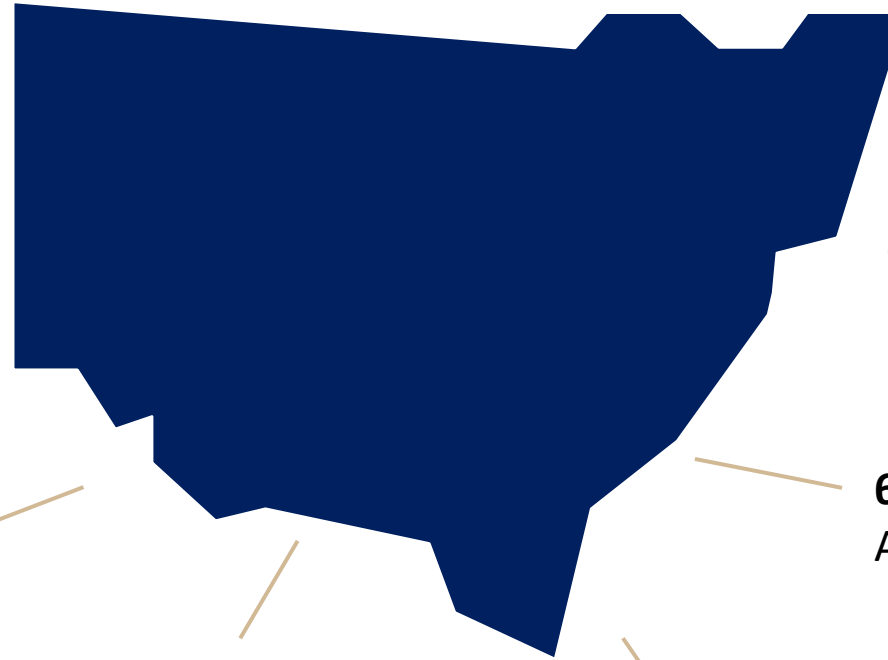
90% of leases are 12 months
or less (ABS, 2023)

50% of strata properties
are rentals

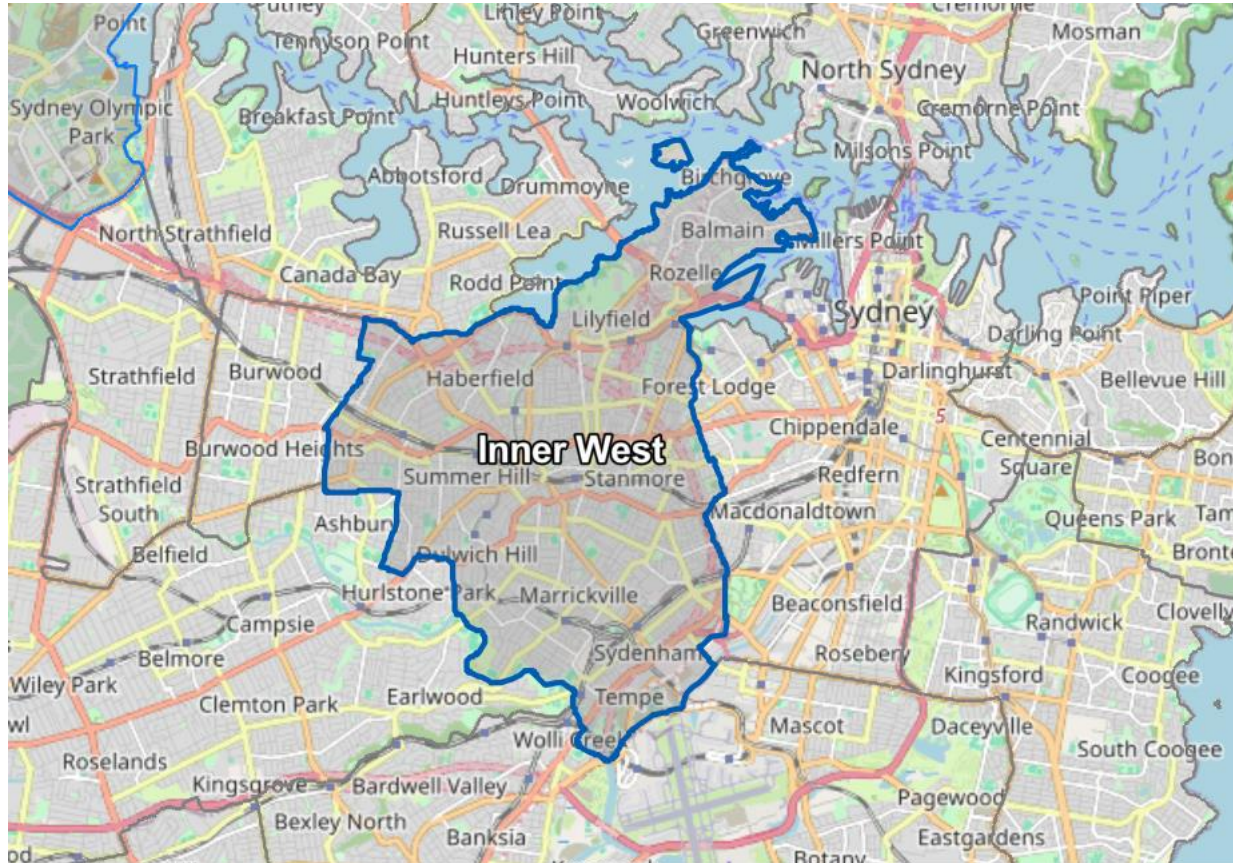
620,000 Landlords (estimate –
ATO 2023)

Greater Sydney is now
the equal least
affordable capital city
(tied with Hobart)

NSW is leading the market in
investor lending for new loans.



Renting in the Inner West



182, 818 people (2.2% of the NSW population).

Median age of 38 (NSW median age is 39)



85, 118 households (2.5% of all NSW households)



43.8% of households rent (NSW is 32.6%)



\$821 median weekly rent (up 10.5% since the same time last year)

● 1

Challenges in the NSW rental market



Renters have limited choice and control with limited security of tenure which affects their ability to assert their rights under the law.

***No grounds eviction every 18 minutes**

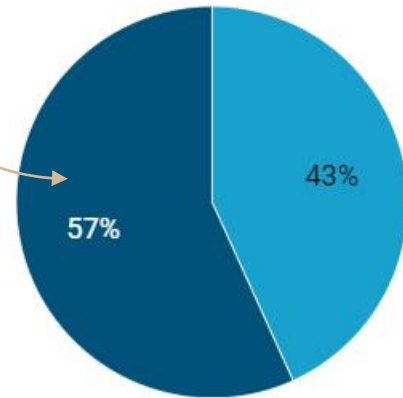


No grounds evictions

The percentage of terminations which are no grounds evictions .

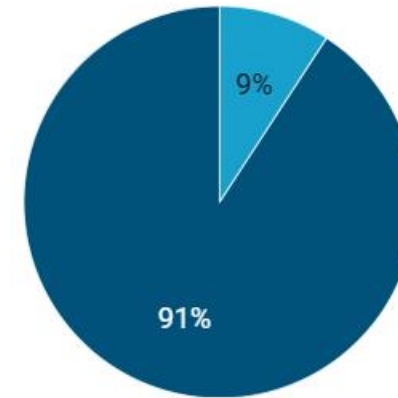
■ No grounds evictions ■ Other termination

Mainly sale of property



Landlord Terminations

Total:
11,439



All Terminations

Total:
53,700

Chart: TUNSW • Source: [Fair Trading](#) • Created with [Datawrapper](#)

Source: End of Tenancy Survey. **Chart credit:** Tenants Union NSW.

*Based on End of Tenancy survey sample



Renters have limited choice and control over how they access and live in their homes



In 2022....

72% of homeowners have a pet compared to just 36% of renters...

With the landlords restrictions being the 3rd highest barrier to ownership

Who are Australia's pet owners?

The portrait of Australia's pet owners has remained largely unchanged. However, new profiling questions asked for the first time this year have highlighted additional nuances in who is more likely to own pets.

Pet owners 69% nationally - are more likely to be... (n= 1,723)		Non-owners 31% nationally - are more likely to be... (n=730)	
87%	Those who identify as Aboriginal and/or Torres Strait Islander*	32%	Those who do not identify as Aboriginal or Torres Strait Islander
86%	Households with children aged under 18 years	47%	Solo-person households
		36%	Couple-only households
85%	Those who identify as part of the LGBTQI+ community*	32%	Those who do not identify as part of the LGBTQI+ community
82%	Households with incomes of \$100,000 or more per annum	36%	Households with incomes of less than \$100,000 per annum
79%	Gen Z (18-24 years)	48%	Boomers+ (60 years or older)
80%	Millennials (25-39 years)		
77%	Those who have experienced a recent natural disaster	32%	Those who have not experienced a recent natural disaster
77%	Those who are employed by others	52%	Retirees
76%	Those with home duties		
75%	Multi-person households	49%	Single-person households
74%	Regional or rural households	33%	Urban or inner-city households
74%	Those with tertiary-level or higher education	34%	Those without tertiary-level or higher education
73%	Those not from culturally and/or linguistically diverse backgrounds	39%	Those from culturally and/or linguistically diverse backgrounds
73%	Those living in houses	50%	Those living in apartments or units
72%	Homeowners	36%	Renters
72%	Those who do not receive any social security benefits	36%	Those who do receive social security benefits

Source: Animal Medicines Australia National Survey of Pets in Australia (2022)

Renting rights and responsibilities can be difficult to navigate, have long wait times and not widely understood by renters and property providers.



60,000 calls to Fair Trading
with Tenancy queries or
complaints

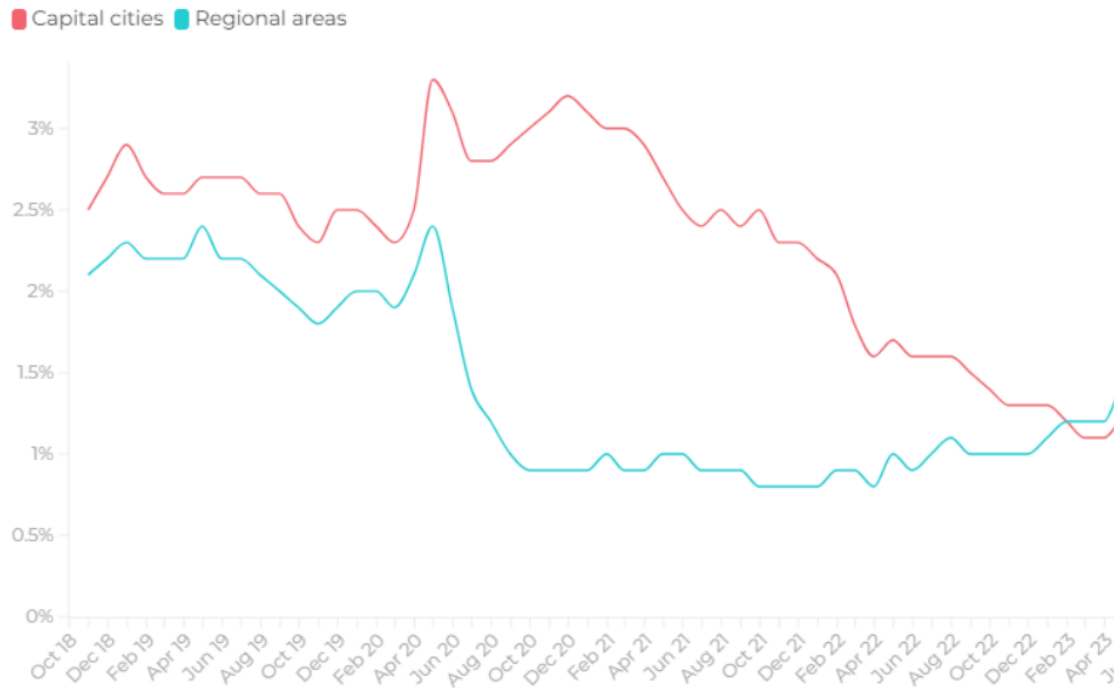
43,929 tenancy
applications to NCAT in
2023 (up 8% on last year)

4-8 week wait time for
NCAT matter from
lodgement to finalisation

The demand for rental housing in NSW exceeds the available supply, leading to increased competition among renters



Rental vacancy rates over time (capital city vs regional)



Average enquiry per listing (capital city vs regional markets)



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Improving Renting in NSW

A Mandate For Change

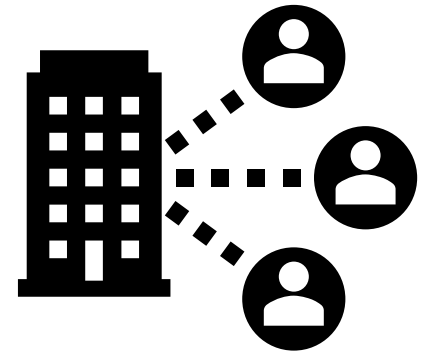
- Deliver the NSW Government's reform commitments



Improve renting laws and regulation to make renting fair



Safe, quality, energy efficient rental homes



Work with all levels of government to increase supply and affordability of rental homes



Follow us

Stay up to date with what's happening with rental reforms



@FairTradingNSW



@NSWFT



@NSWFairTrading

Contact me: Rentalcommissioner@customerservice.nsw.gov.au



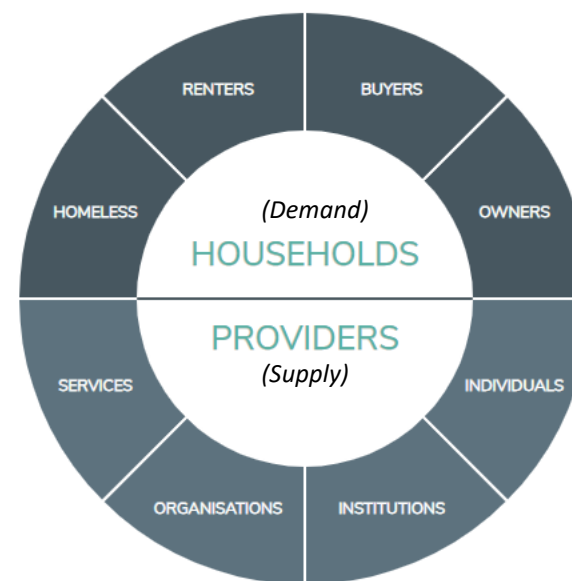
John Engeler – CEO Shelter NSW

About Shelter NSW

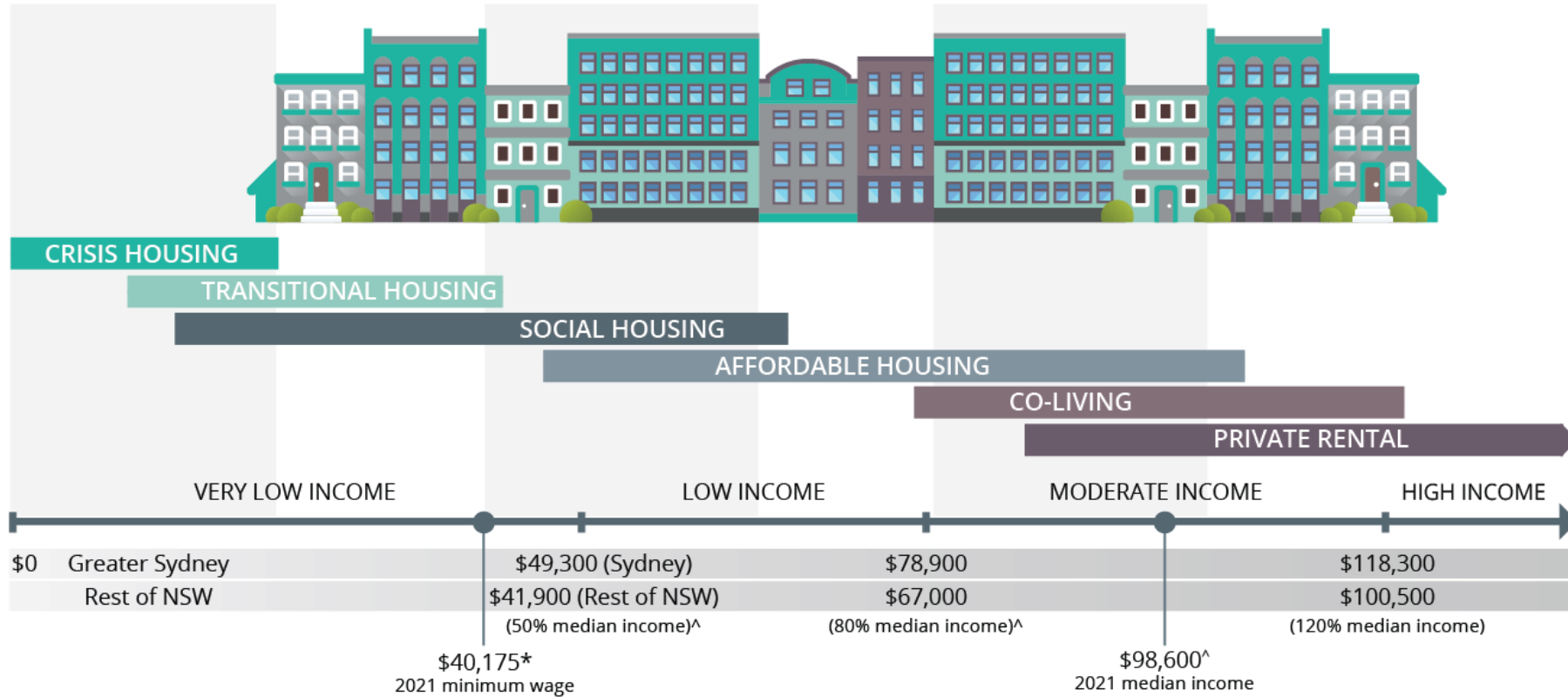
Shelter NSW has been advocating for better housing outcomes for 50 years. We represent the broad interests of a diverse network of members, partners and aligned industry stakeholders who share our vision of a secure home for all NSW residents.

We are especially concerned with housing insecurity, increasingly experienced by people on low and very low incomes.

Our Policy & Advocacy, Engagement & Membership and Organisational Structure reflects the full spectrum of the housing system.



The Housing Spectrum –or ‘Continuum’



* Source: based on 2021 minimum salary wage of \$20.33 per hour, 38 hour week

^ Source: Dept of Communities J and justice, Household median incomes, 2020-2021

Shelter NSW

2023 - 2027 Priorities for NSW

A secure home for all

1

Restore the social housing safety net to 5% by 2027, 10% by 2040. Build/acquire 5,000 dwellings per year

Includes maintenance, upgrades + 3 youth foyers

2

Increase Specialist Homelessness annual funding by 20%

Move beyond crisis. Focus on women, aged and First Nations

3

Make the planning system deliver Affordable Rental Housing for lower income people

Rezoning targets: 10 – 30/45%

4

Build more accessible & climate ready dwellings

Minimum standards set & met for rental dwellings

5

Support Renters and Renting

Remove *No Grounds Evictions*

Create a *Home at Last* service

Create a standing hardship fund & protocol for times of crisis

Get the balance right between housing for tourists and housing for locals



BECOME A MEMBER!

www.shelternsw.org.au

admin@shelternsw.org.au



Our vision is to create a sustainable housing system that provides a secure home for all. We do so by advocating reforms to government policy that address housing insecurity in all its forms.

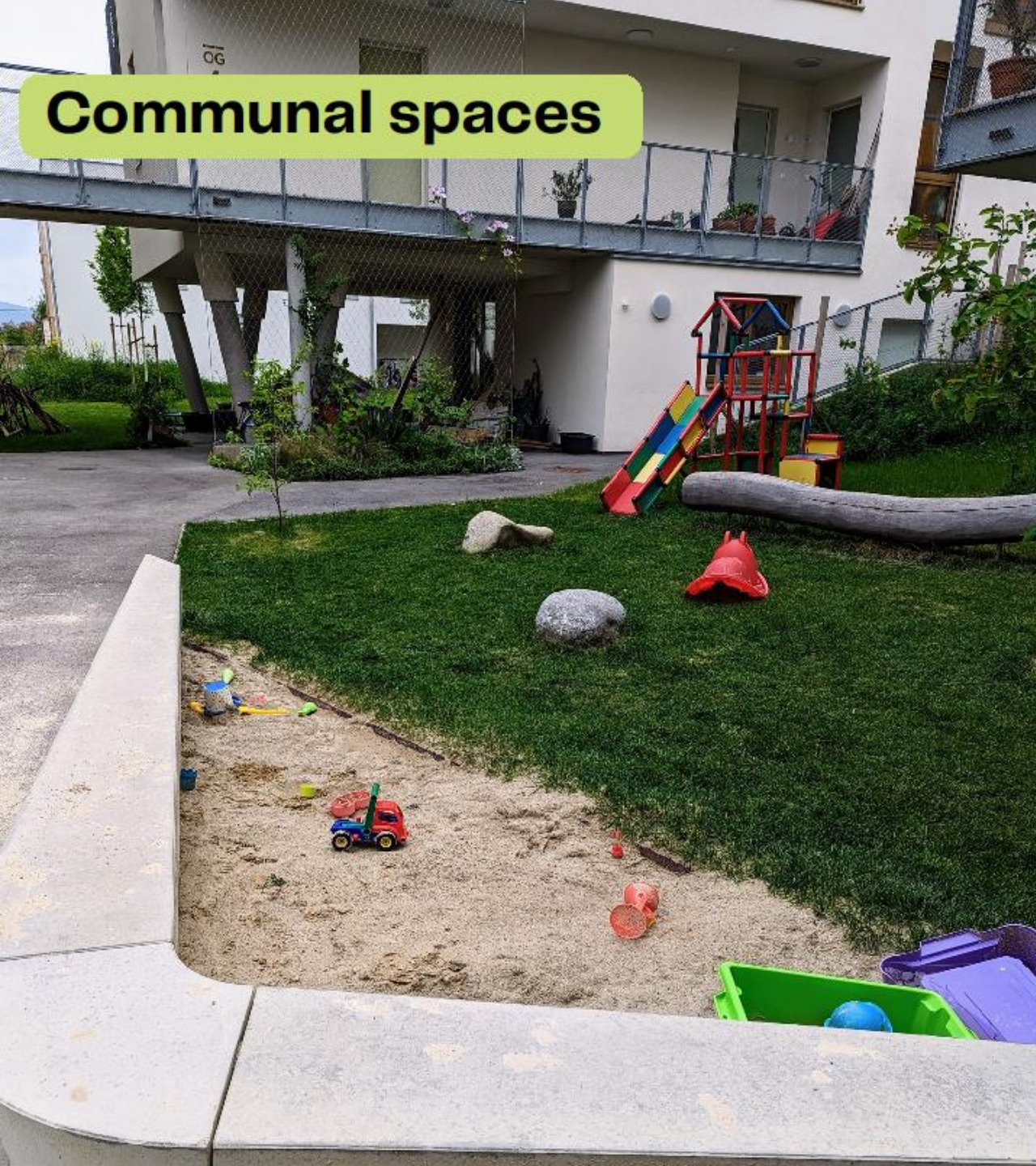
Scan the QR code to join Shelter NSW and help us work towards a fairer housing system in NSW.





Estelle Grech –
Committee for Sydney
Policy Manager, Planning
and Housing

Communal spaces



Communal spaces



Shared streets as the frontyard





Prof. Nicole Gurrán – USYD School of Architecture, Design and Planning

Q&A

Discussion, thoughts and feedback welcome on:

- Mechanisms for increasing social, community and affordable housing with good amenity across the Inner West
- Delivering housing for key workers in the Inner West
- Tenants' advocacy for renters in the Inner West

Discussion will be collated and reported to Council in its April meeting



Thank you

INNER WEST