

Fact sheet

November 2011

Airds Bradbury Public Private Partnership

What is a Public Private Partnership or PPP?

PPPs are one of the options the Government uses to deliver major projects. The aim of a PPP is to deliver better, more innovative, value-for-money projects.

The government organisations involved in this project are the Department of Finance and Services (DFS) and Housing NSW – a division of the Department of Family and Community Services.

What does the Airds Bradbury PPP include?

Under the PPP, a group of organisations will contract with NSW Government to complete the renewal project. This will include development (new roads, parks and community facilities), house construction, facilities management (maintenance), tenancy management and rehousing existing tenants. The group is likely to include a developer, a facilities management company, a community housing provider, a community renewal specialist and a bank.

Tenancy management will be provided by a registered community housing provider.

How long will the project take to complete?

The renewal activity will be completed in stages over the next 15 to 20 years.

Isn't the private sector only involved in this project for the money?

The money the private sector makes is payment for taking risk on the project. It also provides the incentive for the private sector to perform services at the standard required by the NSW Government.

Any money the NSW Government makes from property sales will be reinvested in social housing in Airds Bradbury and other parts of NSW.

Where is the project up to now?

DFS and Housing NSW have been undertaking preparatory work on the renewal of Airds Bradbury including upgrading homes, building new seniors units, improving the Pond and the leisure centre. A concept plan has been prepared and has recently been on public exhibition. The concept plan is expected to be approved by early 2012.

The community has had a big say in the development of the concept plan. Over the last two years, Housing NSW has consulted widely with local residents about their ideas for the future of the area, including the award-winning OutLoud consultation program.

Why is the Government handing over social housing to the private sector?

The NSW Government has not included anything in this contract that is not already contracted to the private sector or to non government organisations. Construction and facilities management are usually contracted to the private sector.

For a number of years now, the NSW Government has invited community housing providers to manage social housing properties on its behalf. What is different in Airds Bradbury is that all these services are bundled together in a single contract for a longer period than usual.

The NSW Government believes that this approach offers value for money and will provide more efficient and effective services for tenants.



Will there be any reduction in social housing?

There will be no loss of social housing. Under the concept plan, the number of social housing homes in Airds Bradbury will reduce from 1470 to 631 – down by 839. The “missing” 839, will be replaced in other areas of Campbelltown and South West Sydney.

Why are you transferring all tenants to Community Housing?

Tenancy management is a vital part of the project and needs to be coordinated with all other aspects such as development, upgrading and the sale of homes, and community renewal. A community housing provider will play an important role in the project, providing tenancy services and support to tenants.

Community housing operates in a very similar way to public housing. While your rent will change under a community housing provider, your after-rent income will remain the same.

Where has there been the successful integration of social and privately owned housing before?

In most suburbs there is a mix of social and private housing. It is only on estates that there are very high concentrations of public housing. There are many examples of integration of social and private housing following the redevelopment of public housing estates both internationally and in Australia. Well known examples in Australia include Bonnyrigg in Sydney, the Westwood redevelopment in Adelaide and the Kensington project in inner Melbourne.

Airds Bradbury Public Private Partnership

Why is the project demolishing houses and townhouses?

A significant number of public housing homes in Airds Bradbury (mostly townhouses) will be demolished as the housing is in poor condition and does not suit the needs of tenants. This housing is badly designed, hard to maintain and facing onto small walkways and roads, making access difficult. Under the concept plan, which is still subject to planning approval, 645 dwellings will be redeveloped, 517 existing homes sold to private buyers and 861 new lots constructed for private sale.

Will the new social housing look the same as private houses?

The new social housing will be designed so that it is not possible to tell social from private housing. The new social housing will be spread throughout the suburb.

Will current residents be able to stay in Airds Bradbury?

Under the current plan, at the end of the project, there will be 631 social housing homes in Airds Bradbury, compared to 1470 homes at the beginning of the project. This means that 631 existing households will be able to stay in Airds Bradbury. All other tenants will be relocated to suitable homes in other areas. Because we will be building or buying 839 homes in Campbelltown and other areas in South West Sydney there will be more scope to offer Airds Bradbury residents homes that are suitable to their needs.

When will residents have to move?

The staging and rehousing plans for the renewal of Airds Bradbury were released in March 2011. These set out the dates for the start and completion of rehousing in each of the 12 stages. It is expected that rehousing will not be completed until 2026.

This is a long-term project and some precincts will not be affected for many years.

During each stage, affected residents will be approached in plenty of time to think about their options for relocating. We will give residents at least six months notice in writing, prior to rehousing starting. Residents in Elmslea and Prell precincts are currently being rehoused.

What is happening with community services in Airds Bradbury?

A range of government agencies and non-government organisations will continue to deliver services in Airds Bradbury, as they have done for many years. The Bradbury Airds Neighbourhood Connection (BANC) group meets on a monthly basis to discuss current issues and coordinate these services.

Airds Bradbury Central (AB Central), located on Riverside Drive, has been established as a community hub. Community services and activities are run from AB Central seven days a week, and the Airds Bradbury Renewal Team has moved into the building to continue its work with the Airds Bradbury community.

We are also developing a strategic social plan as part of the Airds Bradbury Renewal Project. This will provide a framework for funding, coordinating and delivering the services required to support the Airds Bradbury community through a period of change.

What are the next steps?

It is likely that the concept plan will be approved, by early 2012. DFS and Housing NSW will continue with the project until the PPP contract is signed and the successful partner takes over the project.

For more information:

Talk to the Airds Bradbury Renewal Team at AB Central, 52 Riverside Drive (behind the BP service station) between 9.00am and 4.30am, Monday to Friday.

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 Business Assurance on 1300 HOUSING (1300 468 746). Housing NSW may refuse the provision of further housing services to anyone who has engaged or sought to engage in corrupt or illegal conduct.

Translation service

Arabic	خدمة الترجمة الخطية والشفهية الجانية اتصل على الرقم 131 450
Chinese	免費的翻譯傳譯服務 致電 131 450
Russian	Служба бесплатного письменного и устного перевода Позвоните по номеру 131 450
Spanish	Servicio Gratuito de Traducción e Interpretación Llame al 131 450
Vietnamese	Dịch vụ Phiên dịch và Thông dịch Miễn phí Điện thoại 131 450