Peter Evans

Date-29/11/2010

Submission:

(An inquiry into the Adequacy of Future directions of Social Housing in West –Australia)

Dear Sir / Madam:

I will try to address the terms of reference e outlined in the submission process.

In regards to points - 8-9.

I think social housing is a good initiative within its own context. Indeed as far as I are concerned there is no need, or reason really, for individuals to deny the concept of social housing, at the cost the enormous movement of individuals into the private market process, of rental homes or home ownership, for social housing within its own right, can meet this mass movement of individuals, meeting their housing needs. In fact it may be possible to initiate a similar scheme, as Home-West's home ownership scheme. This takes into account tenant's prior rental history, to then implement subsidies and concessions, so that a tenant may become a home owner. However if such a process is to be of any benefit within high density, demographic regions, then it has to be a massive increase in social housing stock (Australian Government, 2010, pc.gov.au, p.373).

In regards to points – 2-4-5.

I would suggest that as mentioned above an increase in social/ public housing stock is essential as it would meet many of these points' objectives. This I think is an essential requitement, for as of at present, there is a minimum of 24,000 people waiting for social / public housing and thus if no more social / public houses are provided, then this figure will but increase? In deed this is a similar scenario, as for community housing process as well. For instance, in 2009, 49,189 people ,were on the waiting list for community housing ? (National Shelter-NSW, 2010, p.10).

In regards to points – 1-7.

Is it not possible to have many more community houses incaoperte4d within the social /public housing process? (Similar to what Shelter-WA has been advocating for many years now). Indeed such a process seems too based upon a common sense approach, for if more community houses are incorporated within the social / public housing process then there will, surely, be a increase in healthy lifestyles and communities as a result?

In regards to points – 6.

This a key concern, for having a sustainable housing agenda, in all aspects and innovations, is an essential process as far as I are concerned. Especially if the present climate changes concerns are to be heeded. In fact it may be an option to retrofit all present social / public housing into a renewable energy format, such as by allocating roof top-solar panels upon all present and future social / public housing homes. And to incorporate all the requirements of a sustainable building process within a social / public housing agenda. Such as, as mentioned above, solar panels, rainwater tanks installed, possibly in an underground format, the use of endemic, local native plants, to be used in all social / public homes. While also situating, all social / public housing in a high density living mode, that is near a reliable and convenient public transport node / system. Plus it is essential that all public / social housing clusters, have a central feature like, community - vegetable / herb / permaculture garden concept incorporated within its design. Indeed many more community homes would be an advantage, within such a situation, as they tend to be very sustainable in their design and processes. (Community Housing –WA-CHCHWA-projects-02-00, 2010, pp.1-5) (Australian Goverment, 2009, pp.1-7).

In regards to points – 3.

I think the idea of centralising all social / public housing process is a good idea, as it will increase accountability on all levels and stop any fragmentation processes from becoming evident within any other social / public housing agencies / sectors.

Overall I would like to congratulate your endeavour of allowing the public to comment upon the social / public housing sector, as this is an innovative procedure and as such congratulations are in order. Thus I thank you for allowing me to comment upon this Inquiry.

Thank you for your time.

Yours Sincerely.....Peter Evans

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