

Aireys Inlet Social Housing Units



Service Review – August 2016 Update

A Reminder





- The land area of 2 Fraser Dve is 6,668m² made up of the units (1,426m²), community garden (1,115m²) and vacant land (4,127m²).
- Council has a contractual liability to the DHHS of ≈\$850,000. This liability is only due if the current service ceases to be provided.
- Council currently holds a renewal reserve for these units valued at \$337k. Use of this reserve is not legislated.
- Preferred Option from Sept 2015: Keep the Garden, Transfer Service and Land to Others for Development

Strategic Objective

- Council adopted the Aireys Inlet to Eastern View Structure Plan in 2015 following extensive community consultation.
- This document provides a brief background on the vacant land and identifies that the Structure Planning process *'reaffirmed broad community support for redevelopment of the site for housing to meet the needs of an increasing number of older residents who live in family homes which are becoming too big to manage or are too far from shops and services for people with reducing mobility, and who wish to down-size to remain living in Aireys Inlet.'*

Where are we at

Keep the Garden, Transfer Service and Land to Others for Development

1. Confirm interest in the site from the RH market 
2. Confirm preferred option with DHHS 
3. Consult with the community and other interested stakeholders about what they want from the site. 
4. Run an Expression of Interest process (involving DHHS if required) 

Housing Market

- Feedback from an organisation in the housing market received – development project could be feasible.
 - Current tenants remain.
 - Community Garden remains.
 - Council no longer responsible for existing units or land.
 - Vacant land is transferred and developed as units suitable for elderly people.
 - Variety of ownership models available.
- Will return some money back to Council, though not equivalent to land value.

DHHS

- DHHS are a critical stakeholder in this project.
- The project, for them, is an unusual combination of social housing and possible development.
- DHHS have made contact with the Registered Housing market to gauge interest in the project.
- 7 agencies indicated an interest
 - 5 saying they would participate in an EOI and
 - 2 saying they would like more information and may participate in an EOI.
- DHHS need to authorise the transfer of the service and associated contractual liability.

Community Engagement

- Community consultation undertaken in April including:
 - meetings with current residents, AIDA and CG3231
 - an information session on 15 April at the Aireys Hall
 - Use of Surf Coast Conversations engagement hub
 - direct mail out to approximately 100 residents in close proximity
 - posters in General Store and Post Office
 - emails to AIDA and CG3231 mailing lists
- We received 25 submissions including group submissions from AIDA and CG3231.
- One of the submissions, concerning land ownership, was also sent to the Federal MP for Corangamite.

Community Engagement

- We received very consistent feedback:
 - They don't want to see inappropriate development i.e. heights, building close to boundaries etc (9 specific responses)
 - They love the community garden (19)
 - They want to retain the walkway through to Albert Ave (16)
 - They support housing for the aged (14) but don't really want to see it made available for further social housing, particularly families/young people (7).
 - Some overall concern about Council losing ownership of the site and therefore future control over what ends up there (8).
 - Some are of the view that land was gifted to Council and should not be sold / transferred to others (2).

Next Steps

1. Develop an EOI, with strong involvement from DHHS, for transfer of the service and potential development of the site.
2. Develop specification for development of the site – based on community engagement, planning objectives and outcomes for Council.
3. Advise interested community members of this process.
4. Seek valuations of the site to understand realisable value to assist with the assessment process.
5. Receive submissions from EOI.
6. Further Council briefing and community engagement.
7. Council decision.

Recommendations

It is recommended that Council:

- Authorise the commencement of an EOI process for transfer of the existing units and potential development of the site.
- Note that a future report will be provided, following the EOI process, to a seek a decision on the units and potential development of the site.
- Note that Officers will seek valuations for the site to assist with the assessment of the EOIs received.