

CAPABILITY STATEMENT

Common Equity NSW



COMMON EQUITY
CO-OPERATIVE
HOUSING

About us

Common Equity NSW (CENSW) is a registered Tier 2 Community Housing Provider and the Peak Body for Co-operative Housing in NSW. CENSW has been operating since 2009, specialising in the delivery of social and affordable Co-operative Housing (Co-operative Housing).

We are the only community housing provider in NSW to offer this unique and progressive community housing model. We are driven by a purpose to lead and grow Co-operative Housing across NSW and a vision to empower housing communities through our model.

CENSW offers a direct managed tenancy program as an alternate housing choice for tenants who prefer a more traditional social housing arrangement.



Co-operative Housing

Co-operative Housing is a community led housing model. It addresses the widening gap between social housing delivery and private market options. Innovating on traditional community housing delivery, Co-operative Housing puts residents in control of their own housing outcomes. Merging active participation, autonomy, and housing security, Co-operative Housing allows tenants to experience many benefits comparable to home ownership.

How it works

Each Housing Co-operative is led by a resident elected Co-operative Board. Like minded residents jointly manage their own cluster of community housing properties. The Co-operative's management role includes: property and tenancy management; rental income and Co-operative expenditure management; annual training; and annual Co-operative development planning.

The Benefits¹

Co-operative Housing facilitates the development of genuine neighbour relationships, networks of social support and a web of personal resources. With a focus on community, Co-operative Housing delivers extensive wellbeing outcomes for residents. It generates a housing outcome which extends beyond secure accommodation to holistic quality of life improvements.

Co-operative housing delivers...

Connected,
pro-social
communities

Strong networks
of support

Reduced
isolation

High level
custodianship over
property and
neighbourhood

Increased sense
of health and
wellbeing

Increased skill
and confidence

Increased
participation
in education and
employment

1. Crabtree, L., Grimstad, S., McNeill, J., Perry, N. and Power, E. (2019) Articulating Value in Co-operative Housing: International and Methodological Review. University of Western Sydney. Retrieved 10 September 2021 from articulating_value_in_cooperative_housing_20190125.pdf (westernsydney.edu.au)

Tenant satisfaction²

Residents consistently rate CENSW's housing program highly. Tenants report high levels of satisfaction in: quality of life; resident engagement; power over own decision making; property standards and services; and their neighbourhood being a great place to live. Over the last 5 years CENSW has ranked in the top 2 for each of these categories when benchmarked with other CHPs nationally.

2. CHIA Tenant Satisfaction Survey

2021 Tenant Satisfaction Survey

91% Overall satisfaction

92% Satisfaction with condition of home

89% Satisfaction with repairs and maintenance



What we offer

CENSW has 10+ years experience delivering Co-operative Housing. We offer the following services to our partners, Co-operatives, and tenants.



Community Housing Program Management

- A diverse portfolio of community housing properties
- Diverse geographical locations, metropolitan and regional
- Head-lease management
- Fee for service management and other property management arrangements
- Quality compliance reporting
- Co-operative and direct managed housing streams



Sector Development and Growth

- Strategic growth planning
- Tenders and grants
- Partnerships
- Advocacy and awareness raising
- Independently developed, collaboratively designed Co-operative Housing projects



In-House Service Teams

- Property management
- Property maintenance
- Tenant management
- Regulation and compliance support
- Representation at NCAT
- Operational support
- Book-keeping



Co-operative Development and Tenant Support

- Allocated Co-operative Development Officers
- Co-operative development planning
- Training
- Dispute resolution
- Co-operative engagement
- Tenant referral support
- Sector communications

Quick facts



Co-operative Organisations

Housing Co-operatives are formally incorporated Co-operative, organisations. Each are not-for-profit organisations and most have charitable status.

Co-operative governance is overseen by the Co-operative Board, democratically elected by Co-operative member residents.

Housing Co-operatives are bound by Co-operative, social and affordable housing and tenancy management legislation.

Our Residents



CENSW collaborates with 32 Housing Co-operatives across NSW



CENSW oversees housing for more than 900 residents.

Co-operative Housing residents represent diverse communities including diverse cultural backgrounds, life-stages, abilities and lived experiences.

46%

of residents are culturally and linguistically diverse with 19 languages spoken



2%

of residents identify as Aboriginal



55%

of residents are 55 years and over



21%

of residents are people living with a disability



Dwelling Types

Housing Co-operatives occupy a diverse range of property types. Properties range from co-living arrangements – where common and shared areas are a key focus of the design; to multi-dwelling blocks; and free-standing houses.



Growth

CENSW has 21 properties in development and 13 properties in planning stages.



Locations

CENSW manages 517 properties and collaborates with 32 Housing Co-operatives. Our Housing Co-operatives operate in 25 Local Government Areas across the state.

Working with CENSW

Partnerships

CENSW works in partnership with a range of government and non-government partners. This has included: The Department of Communities and Justice; Land and Housing Corporation; Department of Planning Industry and Environment; and a range of not-for-profit organisations.

Tenders and Grants

CENSW has delivered largescale projects for funding partners and through successful tenders. Our winning submissions have included funding for new developments, capital works, sustainability upgrades and quality improvements.

These projects have demonstrated our capacity to drive and deliver complex projects to completion. Recurring success with our funding partners is testament to their trust in our ability to deliver projects to a high standard.

The funding awarded to CENSW has been integral to our growth over recent years allowing us to increase in scope and seed fund co-operative specific developments.

Our Team

Our Board, staff and co-operatives represent diverse ages, backgrounds, lived experiences, disciplines and interests.

Our Board comprises of technical and member Directors. Technical directors are experienced in a range of professional disciplines, while tenant member directors contribute expertise gained through their experience of co-operative living.

Our Staff are a highly experienced, specialist housing professionals. Staff work strategically and in interdisciplinary teams to deliver an efficient and successful housing program.

Co-operatives bring a diverse range of skills, knowledge and life and professional experiences. Co-operative members participate as board members, on sector reference groups, in annual sector conferences, in quarterly regional meetings and in the AGM each year. They lend their knowledge and experience as mentors for new co-operatives and volunteer time and effort to strengthen and grow the sector.

Working Together

Our team are passionate advocates for growing and strengthening the presence of Co-operative Housing in NSW. Collaboration is at the heart of everything we do and we want to collaborate with aligned government, private and not-for-profit organisations to make our vision happen.

To learn more about CENSW and the work that we do, go to common.equity.com.au



COMMON EQUITY
CO-OPERATIVE
HOUSING

13/31 Market Street, Sydney, NSW 2000
PO BOX Q1323 Sydney, NSW 1230
T +61 (02) 9356 9200 **Toll Free** 1800 066 834
enquiries@commonequity.com.au

commonequity.com.au