



northern
beaches
council

AGENDA

COMMUNITY SAFETY COMMITTEE

Notice is hereby given that a meeting of the Community Safety Committee will be held in the Guringai Room, Civic Centre, Dee Why on

THURSDAY 28 NOVEMBER 2019

Beginning at 8:00 - 10:00 AM for the purpose of considering matters included in this agenda.

Committee Members

Cr Michael Regan	Mayor – Chairperson
Cr Candy Bingham	Deputy Mayor
Cr Sue Heins	
Cr Kylie Ferguson	
Cr Stuart Sprott	
Zali Steggall OAM MP	Federal Member for Warringah
James Griffin MP	State Member for Manly
Supt David Darcy	Northern Beaches Police Area Command
Michelle Comito	Catholic Care
John Kelly	Community Northern Beaches
Harry Coates	Community Representative
Michelle Povah	Community Representative
Ray Mathieson	Community Representative
Roberta Conroy	Community Representative
Michelle Erofeyeff	Department of Communities and Justice (DCJ)
Christina Franze	Manly Chamber of Commerce
Drew Johnson	Manly Chamber of Commerce
Trish Bramble	Manly Warringah Women’s Resource Centre
Paul Klarenaar	NASLHD Health Promotion
Doug Brooker	Northern Beaches Liquor Accord
Steve McInnes	Surf Lifesaving Sydney Northern Beaches
Belinda Volkov	Sydney Drug Education & Counselling Centre (SDECC)
Kara Hillier	State Transit Authority Northern Region

Council Officer Contacts

Kylie Walshe	Executive Manager Community, Arts and Culture
Azmeena Kelly	Executive Manager Environmental Compliance
Will Wrathall	Team Leader, Community Development
Leanne Martin	Community Safety Coordinator
Helen Askew	Program Support Officer, Youth and Community Development

Visitors

Name	Attended as an observer
------	-------------------------

Quorum

A majority of members plus the Mayor or another Councillor.

**Agenda for a meeting of the Community Safety Committee
to be held on Thursday 28 November 2019
in the Guringai Room, Civic Centre, Dee Why
Commencing at 8:00 - 10:00 AM**

1.0	ACKNOWLEDGEMENT OF COUNTRY	4
2.0	APOLOGIES	4
3.0	DECLARATION OF PECUNIARY AND CONFLICTS OF INTEREST	4
4.0	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	
4.1	Minutes of Community Safety Committee meeting held 17 October 2019.....	4
5.0	AGENDA ITEMS	5
5.1	Police Report	5
5.2	Compliance Report	6
5.3	Outcomes and Feedback on Mental Health Summit	7
5.4	Actions Update	8
5.5	Housing and Homelessness Forum discussion paper.....	10
5.6	Update by Service Providers.....	20
5.7	Meeting Dates for 2020.....	21
6.0	GENERAL BUSINESS	

NEXT MEETING

1.0 ACKNOWLEDGEMENT OF COUNTRY

As a sign of respect, Northern Beaches Council acknowledges the traditional custodians of these lands on which we gather and pays respect to Elders past and present.

2.0 APOLOGIES

All members are expected to attend the Community Safety Committee meetings or tender their apologies to the Chair or Committee liaison person. If members are unable to attend they may delegate their position to another member of their organisation, with the approval of the Chair.

3.0 DECLARATION OF PECUNIARY AND CONFLICTS OF INTEREST

Members are advised of the following definitions of a "pecuniary" or "conflict" of interest for their assistance:

Section 442 of the Local Government Act, 1993 states that a "pecuniary" interest is as follows:

"(1) [Pecuniary interest] A Pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person or another person with whom the person is associated.

(2) [Remoteness] A person does not have a pecuniary interest in a matter if the interest is so remote or insignificant that it could not reasonably be regarded as likely to influence any decision the person might make in relation to the matter."

Members should reference the Local Government Act, 1993 for detailed provisions relating to pecuniary interests.

Council's Code of Conduct states that a "conflict of interest" exists when you could be influenced, or a reasonable person would perceive that you could be influenced by a personal interest when carrying out your public duty.

4.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

4.1 MINUTES OF COMMUNITY SAFETY COMMITTEE MEETING HELD 17 OCTOBER 2019

RECOMMENDATION

That the Minutes of the Community Safety Committee meeting held 17 October 2019, copies of which were previously circulated to all Members, be confirmed as a true and correct record of the proceedings of that meeting.

5.0 AGENDA ITEMS

ITEM 5.1	POLICE REPORT
REPORTING OFFICER	COORDINATOR, COMMUNITY SAFETY
TRIM FILE REF	2019/626566
ATTACHMENTS	NIL

ISSUE

This is a standing item for the Northern Beaches Police Commander to brief the committee on relevant crime and related safety issues.

RECOMMENDATION

That the information be received and noted.

ITEM 5.2	COMPLIANCE REPORT
REPORTING OFFICER	COORDINATOR, COMMUNITY SAFETY
TRIM FILE REF	2019/626595
ATTACHMENTS	NIL

ISSUE

A standing agenda item to brief the Committee on compliance related issues by the Executive Manager, Environmental Compliance.

RECOMMENDATION OF EXECUTIVE MANAGER, ENVIRONMENTAL COMPLIANCE

That the information be received and noted.

ITEM 5.3	OUTCOMES AND FEEDBACK ON MENTAL HEALTH SUMMIT
REPORTING OFFICER	COORDINATOR, COMMUNITY SAFETY
TRIM FILE REF	2019/626624
ATTACHMENTS	NIL

ISSUE

To present the outcomes and feedback from the Northern Beaches Mental Health Summit held at Parliament House in August 2019.

BACKGROUND

On Tuesday 27 August 2019, Member for Manly, James Griffin MP held a Mental Health Summit at the Parliament of New South Wales. This brought together over sixty people from Government, non-government, charities and advocacy organisations, including the Northern Sydney Local Health District, Northern Beaches Council, Community Northern Beaches and Mission Australia.

The Summit included an address from NSW Minister for Mental Health, Hon Bronnie Taylor MLC, with breakout sessions conducted by facilitators Goodwill Hunting Co., a philanthropic consultancy.

The breakout sessions included:

- Better collaboration (better together, learn from each other, avoid duplication).
- Better evaluation of services (direct funding to what's working). The Summit will start to think about how we can all better measure our impact in the most effective way.

DISCUSSION

James Griffin MP has invited two facilitators from Goodwill Hunting Co. to present participant's feedback from the Summit and share analysis from the breakout sessions.

Presenters from Goodwill Hunting Co. will be:

- Rachel Findlay
- Sera Kumeroa

RECOMMENDATION OF COORDINATOR, COMMUNITY SAFETY

That the information be received and noted.

ITEM 5.4	ACTIONS UPDATE
REPORTING OFFICER	COORDINATOR, COMMUNITY SAFETY
TRIM FILE REF	2019/626660
ATTACHMENTS	1 Attorney General response - Restricting point of sale access to nitrous oxide canisters

ISSUE

To update the Committee on actions arising from previous meetings:

1. Nitrous Oxide representations

Following the June meeting representations were made to the relevant Ministers and local MPs regarding the ease of access to illicit use of nitrous oxide bulbs, aka 'Nangs'. The Attorney General has replied sharing the concerns of the Committee and has now referred the matter to the Minister for Agriculture for further attention (see Attachment).

2. Online Home Delivery Alcohol

The Committee has previously discussed the concerns about Home Delivery Alcohol and the gaps identified in the system that allows alcohol to be delivered to your door without adequate safeguards. Representations were made to local MPs and the Director of Liquor and Gaming. Liquor and Gaming NSW have sought community feedback and public submissions on this issue closing on 6 November. The original letter was forwarded to ensure that it is included in the current submission request.

RECOMMENDATION OF COORDINATOR, COMMUNITY SAFETY

That the information be received and noted



Mark Speakman
Attorney General

IM19/6962
MAPS19/2593

Councillor Michael Regan
Mayor
Northern Beaches Council
PO Box 1336
DEE WHY NSW 2099

mayor@northernbeaches.nsw.gov.au

Dear Mayor

Restricting point of sale access to nitrous oxide canisters

Thank you for your letter received on 16 April 2019 about restricting point of sale access to nitrous oxide canisters. I apologise for the delay in responding.

The NSW Government shares your concerns about the potentially harmful effects of nitrous oxide gas when used recreationally for its psychoactive properties. As you are aware, nitrous oxide canisters are legitimately sold and used for the purpose of whipping cream (cream chargers).

The Department of Communities and Justice has advised that nitrous oxide canisters would likely fall under the definition of 'food' under s.5(1)(b) of the *Food Act 2003* (Food Act) as an additive to food. This is because the Food Act provides for the application of the *Australia New Zealand Food Standards Code* in NSW. Schedule 16 of this Code specifically mentions nitrous oxide as a type of substance that may be used as a food additive.

Accordingly, the regulation of the sale of nitrous oxide canisters would more appropriately lie under the Food Act. I have forwarded your letter to the Minister for Agriculture, the Hon. Adam Marshall MP, who administers the Food Act, for his consideration.

Thank you for taking the time to write.

Yours sincerely

Mark Speakman

29 OCT 2019

ITEM 5.5	HOUSING AND HOMELESSNESS FORUM DISCUSSION PAPER
REPORTING OFFICER	COORDINATOR, COMMUNITY SAFETY
TRIM FILE REF	2019/627037
ATTACHMENTS	1 Housing and Homelessness Forum - Discussion Paper

ISSUE

To present the Housing and Homelessness Discussion Paper for the consideration of the Committee.

BACKGROUND

At the June meeting the Committee recommended:

- A. That staff continue to research best practice and develop collaborations and strategies that assist in ameliorating homelessness.
- B. That the Committee acknowledge support for national action to address homelessness and Affordable Housing, to ensure that homelessness is contained and encourage appropriate initiatives.
- C. That Council work with local and State agencies to develop a Northern Beaches Housing and Homelessness Discussion Paper.
- D. Educate the community on the issue of homelessness and agreed Homelessness Protocol.

DISCUSSION

On 6 August Council facilitated the Northern Beaches Housing and Homelessness Forum. Local service providers, as well as Homelessness NSW, State government representatives and Council planners were in attendance. Following the forum a Discussion Paper (Attachment) was prepared, based on the key issues and recommendations from the meeting.

This draft paper has been referred to all forum attendees for their comment and feedback. The Housing and Homelessness Discussion Paper is now presented for the consideration of the Committee.

Some related items that have occurred since the August meeting:

- NSW Government are asking communities to coordinate simultaneous homeless persons street counts. Council is working in partnership with the Department of Communities & Justice and local services to coordinate this event, at identified locations across the area, on the night of 20 February 2020.
- A Local Housing Strategy has been prepared by Council to identify current and future housing needs, and to establish a plan for accommodating future housing growth to meet those needs. This report has formed part of the 2040 Local Strategic Planning Statement.

RECOMMENDATION OF COORDINATOR, COMMUNITY SAFETY

- A. That the Key Issues from the Housing and Homelessness Discussion Paper be passed on to James Griffin MP to inform his meeting with the Minister for Housing, Gareth Ward.
- B. That the Committee support the formation of a Northern Beaches Housing and Homelessness Interagency.

Northern Beaches Housing and Homelessness Forum

Discussion Paper

INTRODUCTION

On 6 August 2019, the Northern Beaches Council convened the first Northern Beaches Housing and Homelessness Forum. The Forum was the result of a recommendation from Council's Community Safety Committee, with the purpose of drafting a Discussion Paper to brief elected representatives.

Present on the day were key representatives of all the local specialist services in housing and homelessness, including;

- Bridge Housing
- Link Housing
- Taldumande Youth Service Inc.
- The Burdekin Association
- Community Northern Beaches
- Mission Australia
- Northern Beaches Women's Shelter
- Manly Warringah Women's Resource Centre (MWWRC)
- Homelessness NSW
- Department of Communities and Justice
- Northern Beaches Council Community Development and Planning staff

Apologies included;

- Salvation Army
- Zonta
- Women's Housing Company
- Shelter NSW
- Northern Beaches Police.

All participating service providers presented at the forum on their respective areas. This included all housing and accommodation types, including supported, temporary, transitional, crisis, social and affordable.

Services were asked to provide bed/housing availability and any other key issues, needs and gaps. These will be mapped for further research.

Presentations and subsequent discussion was facilitated on best practice and innovation.

BACKGROUND

Managing Rough Sleeping in Public Spaces was on the Agenda at the Community Safety Committee on 11 June 2019, with a presentation from Council staff and Daniel Peterson, Homeless Outreach Officer at Community Northern Beaches. The following extract is from the minutes:

Whilst homelessness is primarily a role of State Government agencies, Northern Beaches Council has a Homeless Protocol that emphasises a compassionate approach. Council responds to various community complaints around homelessness, usually around use of public space.

Homelessness is highly challenging, with complex issues and few short-term solutions. There is a lack of both short and long-term housing options, with clients with complex needs (mental health, drug/alcohol use) often not accepted into housing. Family & Community Services (FACS) is transferring social housing to community housing providers under the Social Housing Management Transfer program. From August this year, Bridge Housing, will manage the remaining Northern Beaches social housing tenancies on behalf of FACS.

Minister for Families, Communities and Disability Services, Gareth Ward MP is visiting James Griffin MP in the near future. The aim will be to negotiate a meeting with the Minister, Mayor and Committee representatives to talk through crisis accommodation and the long term housing options for those living with mental health issues and possible local solutions. The Committee will provide a discussion paper for the appropriate Ministers. The presentation will be circulated with the Minutes to Committee members.

Committee Recommendation

- A. *That staff continue to research best practice and develop collaborations and strategies that assist in ameliorating homelessness..*
- B. *That the Committee acknowledge support for national action to address homelessness and Affordable Housing, to ensure that homelessness is contained and encourage appropriate initiatives.*
- C. *That Council work with local and State agencies to develop a Northern Beaches Housing and Homelessness Discussion Paper.*
- D. *Educate the community on the issue of homelessness and agreed Homelessness Protocol.*

Feedback has been given by the office of James Griffin MP that the visit to Manly by Minister Gareth Ward is not yet confirmed but expected to be later in the year. It is proposed that the Housing and Homelessness Forum be coordinated and used to inform the development of the Discussion Paper.

The objectives of the Forum were to:

- Audit existing housing options on the Northern Beaches
- Identify the gaps
- Envision future needs based on best practice advice
- Draft Key Issues

EXECUTIVE SUMMARY

The Northern Beaches is one of the most affluent areas in Australia and a desirable place to live (SEIFA Index 2019). Housing affordability has become an increasing issue across this region, with many households being under considerable rent or mortgage stress, putting them at risk of homelessness. The Northern Beaches has a very low social housing stock compared to other areas of Sydney. The emergence of new short-term rental technologies, such as Airbnb, with homes previously available for permanent tenants now used for short-term visitors, also impacts on this beachside area. As a result, there is further downward pressure on housing availability. Finally, there is the notion of double disadvantage, whereby disadvantage being experienced by community members is compounded by the perception that everyone in this area is well off, and is therefore not serviced accordingly.

Key Findings:

- Services are all experiencing levels of demand they cannot meet
- Greater Sydney social housing stock has decreased from 5.5% (ABS 2001) to 4.6% (ABS 2016).
- Northern Beaches LGA has just 1.7% social housing stock, well below national, State and Greater Sydney Region standards (ABS 2016)
- Most of the Northern Beaches social housing is focussed in one area – Narrabeena.
- Identified need for 8,000 affordable housing dwellings over the next 20 years, despite only requiring around 500 more dwellings to reach housing targets (SGS Economics and Planning - Northern Beaches Housing Strategy 2019)
- Support for the Housing First Principle as the most effective way to address the rough sleeper issue
- Community backlash to social and affordable housing developments pose real and political threats to achieving improvements in this area
- The need to consider other innovative responses to address the shortages of housing options, such as; Meanwhile Use policy, the harnessing of philanthropic opportunities and brokering services to access more affordable rental properties.

The Housing and Homelessness Forum also demonstrated that there are a range of service providers and stakeholders in the region, and that the establishment of an ongoing Northern Beaches Housing and Homelessness Interagency would be beneficial to service co-ordination.

This Discussion Paper summarises the findings and common themes across the Northern Beaches, and identifies Key Issues for further consideration.

DISCUSSION

All local housing services demonstrated levels of demand that they cannot meet. In some cases there is simply no supply in the area. This can result in clients needing to move out of area to take up an offer of housing, which often results in adverse health, financial and social outcomes as they are further disconnected from family, friends, education, work opportunities, networks and support services.

The following types of housing were identified by service providers as being in most demand:

1. Supported Accommodation for those with co-morbidity issues

This is a common and increasing presentation amongst street/rough sleepers, who can suffer from both alcohol/drug and mental health conditions. Without appropriate clinical care, this cohort often

lack insight and motivation and/or ability to apply for housing. They have difficulty engaging and therefore they can be 'stuck' in their situation for a very long time. The longer a person stays rough sleeping and is denied access to secure housing, increases the chances that they will end up either incarcerated or scheduled under the Mental Health Act. It also increases risks to the public in public space and crime or anti-social behaviour. This has often been experienced in Manly and without appropriate planning and intervention towards increasing housing stock could see this emerging in other locations across the Northern Beaches.

2. Transitional Accommodation

This refers to subsidised medium-term housing where people can transition from crisis accommodation into longer-term social housing, or the general rental market. There is a very limited amount of this type of accommodation for all demographics. As a result, this causes backward pressure in crisis accommodation and lengthens waiting lists. This in turn reduces opportunities for those in need of crisis accommodation.

3. Youth Housing

Taldumande and Burdekin are the key youth housing providers for the Northern Beaches. They work with families when this is appropriate, and also provide respite programs. Current contracts limit the time for young people in programs to 18 months, which is often an insufficient time to prepare them for independence.

4. Social Housing

Government contracted housing providers, Bridge Housing and Link Housing, manage social housing stock on the Northern Beaches. The Northern Beaches has just 1.7% social housing stock, compared to the Greater Sydney Region with 4.6% (ABS 2016). Applications for social housing can be discouraged due to the length of the waiting list, so the wait lists do not accurately reflect the true level of demand. It also in effect shifts homelessness from our area to other areas.

The below figures offer a snapshot of Social Housing on the Northern Beaches as of August 2019: (FaCS data 2019)

- 1,392 LAHC properties
- Housing stock comprises; units 76%, cottages 13%
- Average asset age is 32 years.
- Majority of households are single person
- Majority of households have aged or disability pension as main income source

Information from housing providers:

- 2,350 waiting list
- 394 considered priority
- 5-10 year average wait time (4 bed house 10+ year wait)
- Nothing available under five years

5. Crisis Accommodation

There are only three crisis accommodation spaces on the Northern Beaches:

- Ebbs House - run by Mission Australia
- Northern Beaches Women's Shelter
- Manly Warringah Women's Resource Centre

Taldemunde offers a Youth Refuge at Neutral Bay – which also caters to Northern Beaches clients. All of these services cite an inadequate provision of crisis accommodation, with issues of backwards pressure and overstaying. It is a regular experience that clients are forced to leave the area in order to take up transitional accommodation, which reduces their chances of success by removing them from supports, employment, schools and other local connections. Furthermore, local services cannot reasonably continue outreach when a client is moved to other parts of Sydney.

The vast majority of this social housing is concentrated in Narraweena, and to a lesser extent, Manly. This places disproportionate social pressures on these areas.

6. Affordable Housing

One of the objectives of the Environmental Planning and Assessment Act 1979 (the Act) is to promote the delivery and maintenance of affordable housing. The Act enables councils to levy contributions on developers for affordable housing. The State Environmental Planning Policy No. 70 – Affordable Housing (SEPP 70) identifies these LGAs. On 20 April 2018, SEPP 70 was expanded to include five additional councils including Randwick, Inner West, Northern Beaches, Ryde and Canada Bay. In February 2019 SEPP 70 was expanded to include all councils in NSW. Once an LGA is named in SEPP 70, a council can seek to amend its local environmental plan (LEP) to have reference to an affordable rental housing contribution scheme and to levy affordable housing contributions. The City of Sydney, Waverley and Penrith have demonstrated this can be done well.

Northern Beaches Council currently holds no affordable or social housing stock, but now has an adopted affordable housing policy, with a principle of establishing clear targets and an action plan to apply 10% affordable rental housing targets for all new development. (SGS Economics and Planning - Northern Beaches Housing Strategy 2019)

The lack of affordable housing is leading to a reduction in key workers that live in the area. As an example, Northern Beaches Police Command advises that under 10% of the police in this area actually live here, compared to ten years ago when nearly all police lived and worked locally. It is difficult to measure the impacts of the transient nature of key workers in the community, but it would be fair to suggest that there would be less social capital extended by out of area workers than those that are working in their own community. Long commutes also mean added traffic congestion and key workers are often short term, as they locate employment closer to home, leading to a less stable and engaged workforce.

Demand for social and affordable housing in the Northern Beaches is projected to increase by around 2,000 households by 2036, to around 12,000 dwellings. This includes the current unmet demand of around 8,100 dwellings, from households experiencing homelessness and rental stress. (SGS Economics and Planning - Northern Beaches Housing Strategy 2019)

The current planning framework does not adequately provide diverse housing choices, including increased medium density attached housing forms and social and affordable housing. Diversity of choice is essential to address the changing needs of the population and to provide more affordable housing options. Waverley, Canada Bay, Sydney Olympic Park Authority, Yarra Councils have affordable housing programs. Keeping the properties in perpetuity is also considered good practice.

KEY ISSUES

1. Housing First

It was raised that the need for social and affordable housing supply is critically important as it is the biggest gap in the service system. Crisis and transitional housing programs are important, however, they are Band-Aid solutions at best, if there are no longer term options. A Housing First model is overwhelmingly seen as the most practical solution and Best Practice.

Housing First is an approach that offers permanent, affordable housing as quickly as possible for individuals and families experiencing homelessness, and then provides the supportive services and connections to the community-based supports people need to keep their housing and avoid returning to homelessness. There are clear links to stability of housing and better long-term outcomes. All other services and intervention options are secondary to the provision of adequate housing. The NSW Government supports this approach in their Homelessness Strategy 2018-2023. However, it is not yet apparent how this is being delivered, in this area in particular.

https://www.facs.nsw.gov.au/_data/assets/pdf_file/0007/590515/NSW-Homelessness-Strategy-2018-2023.pdf

2. Lack of baseline data

There was a strong push from Homelessness NSW for a Homelessness Census on the Northern Beaches. The City of Sydney does this each August, and Penrith and Windsor are attempting to build their database. It is important to note that the Northern Beaches has rough sleeping numbers that appear manageable, as a comparison, the City of Sydney has in excess of 300 rough sleepers. A Northern Beaches Street Count (planned for February 2020) has the support of the Premier's Priorities; 7. Reducing homelessness - Reduce street homelessness across NSW by 50 per cent by 2025. <https://www.nsw.gov.au/your-government/the-premier/media-releases-from-the-premier/ambitious-targets-at-the-heart-of-new-premiers-priorities/>

By conducting an audit, we can understand how deep the problem is and then make evidence based recommendations towards the unmet demand. At last census (2016) 31 rough sleepers were recorded on the Northern Beaches, although much of this is based on ABS estimations, as many homeless do not fill in the census. <https://www.abs.gov.au/ausstats/abs@.nsf/mf/2049.0>

3. Lack of temporary accommodation for all needs

The only places on the Northern Beaches that are utilised for this are cheaper motels that are not always suitable for vulnerable people. Temporary accommodation is a subsidy and not a housing type. Nevertheless, it is commonly used by services to bridge a gap. Vouchers are used to fund a short-term room, usually a motel. The motels used on the Northern Beaches are extremely limited and not adequate or appropriate, as they do not include any support arrangements. In the case of women with children, it is often an isolating and inappropriate space to manage a family. They are often a single room with no kitchen facilities.

'Dignity' in Asquith is a pilot arrangement, operated by an NGO, that may be useful to replicate in this area, depending on evaluation. (<https://dignity.org.au/>)

4. Impacts of short-term rental Apps

There is an increase in preference for some property owners to use their spaces for short-term rentals, instead of secure leased tenants. This is evidenced in the number of empty properties due to uptake of Airbnb etc. In the last census (ABS 2016) Manly had one of the highest vacancy rates 12.4% (empty properties) partially due to short term rentals. Fairlight is also high at 11%, Queenscliff 9%.

The result of this relatively new trend has resulted in squeezing out the bottom end of the rental market. People who may have previously offered a granny flat as an affordable housing option are now commonly utilising these spaces for potentially more profitable short-term online accommodation.

5. Community Assertive Outreach Teams

The lack of mental health outreach services that will attend some critical situations was identified, by service providers, as another a clear gap. This is not just confined to male rough sleepers, but also is seen in women applying for shelter. Women's shelters cannot accept intake from women with untreated mental health issues and who lack personal insight into their current condition.

The complex housing pathways process perpetuates homelessness. More trusting arrangements between housing providers and outreach workers will help. If outreach workers can verify a person's homeless status, it will improve the chances that a person can be housed. Clients often have complex needs that require building trust. Opportunities for engagement are often missed due to the complicated bureaucracy involved in applying for housing.

Using a coordinated approach, involving a range of services that includes trained outreach workers, housing providers, Local Health District (LHD) health services and Council and/or police, where necessary, is considered best practice. Complex trauma often accompanies clients and in many circumstances, for a diverse range reasons, they can be reluctant to voluntarily attend a service venue. It is critical in some circumstances for services to have the willingness and capacity to go to the client, particularly until a initial bond of trust has been developed. As such, it is suggested that a case coordination group be established, to ensure greater coordination.

6. Older Women

Women aged over 55 are the fastest growing group experiencing homelessness. Older women are sometimes choosing to live in their cars due to undiagnosed/untreated mental health and sometimes due to pet ownership (also an issue for some other demographics), whilst waiting for public/social housing.

A concern raised was that women experiencing domestic violence, particularly those with children, may make choices to stay in their relationship and return to the perpetrator. Often this is once they realise how difficult the system is to navigate and that to leave the relationship may also mean they need to leave their area, school, work, friends, connections and support. Issues of dignity and respect play into these choices once they realise they need to exit into housing out of area.

Social housing/transitional housing stock provided for domestic violence clients are often older houses that are no longer fit for purpose. They may sit on large blocks and require yard maintenance that is often beyond the ability of tenants.

7. Community Acceptance

There is a need to educate the broader community to address negative perceptions about social and affordable housing, in order to foster a healthy and inclusive community. The backlash from neighbours, who may object and disrupt development that is perceived to be about housing for those in need, can be immense, yet it is often an unjustified fear or biased perception over reality. This has occurred repeatedly in respect of boarding house developments, despite the reality that new boarding houses have not proved problematic.

Generating community support for affordable housing requires concerted effort. The Building Community Support for Community Housing Tool Kit is based on extensive research about the reasons for community resistance to affordable housing and effective ways of building support for

affordable housing. <https://communityhousing.org.au/toolkit-building-community-support-for-community-housing/>

There is often confusion in the wider community about the best way to help homeless people. There is a high degree of goodwill but many are unaware of the unintended impacts of their unfettered giving. These impacts include increasing amounts of abandoned goods and the entrenchment of homelessness by providing short-term relief, such as food, clothing and other items, with no connectivity to appropriate services, support and housing. Opportunities exist to channel this goodwill into more helpful support (usually financial or volunteering) by educating the community about 'good giving' concepts.

8. Community Services Hubs

Community Service Hub models offering one-stop shops for a range of housing and related community service providers should be encouraged. Navigating housing applications that require online access, forms of identification, an address or post office box for mail are often beyond the capacity or motivation of a rough sleeper. Conveniently located service hubs that can assist with the complexity and bureaucracy required to access housing and support services are important. This may be partially achievable with the development of the planned Manly Community Services Hub in Raglan Street and the Bridge Housing offices, that are co-located above Centrelink in Brookvale. This might operate alongside a virtual hub – with Outreach Teams working with clients online with mobile devices.

Improving service co-ordination and collaboration between Council, established homelessness/housing agencies and grassroots initiatives will increase people's access to pathways out of homelessness, better link people to suitable support and ultimately get them into permanent housing.

9. Other innovative responses to create more stock

Meanwhile Use Policy

A Meanwhile Use Policy was raised to explore the use of longer-term buildings for crisis or transitional accommodation. Suggested possible locations included; Manly Artillery School, Queenscliff Health Centre, Mona Vale Hospital, Manly Hospital, Salvation Army site, Dee Why.

Engage with New Partners

There is a significant opportunity to access the private rental market through engagement with local Real Estate agents, or alternate real estate options, such as HomeGround Real Estate. There is also an opportunity for harnessing private philanthropy and promoting this as an option to investors who may want to rent out below market rate if tax offsets were available.

Targeted Redevelopment

There is an opportunity for more concerted and innovative initiatives in locations of concentrated disadvantage, such as Narrabeena. For example, there are few direct service outlets in this area, despite it having a high concentration of social housing and the highest identified needs in the region (SEIFA 2016). Increasing the percentage of social housing might be achieved by redeveloping existing properties on large blocks into medium density, so they are more fit for purpose and provide more stock for the area. This also provides more diverse housing with social, affordable and commercial rent apartments being mixed in the same block, giving a far better social outcome. There are currently many older houses sitting on large blocks of land. Tenants do not always use or need the land around them and find it difficult to maintain and manage the large sites. This is demonstrated by a local women's domestic violence service who utilise four properties such as this for transitional accommodation. These are always full and in demand.

However, there is a fear that by raising these concerns the State Government may end up selling the valuable property and investing the profits out of area, thereby losing the stock altogether. Opportunities exist to redevelop these sites so they can increase density on the sites and be replaced with modern, low maintenance properties that are suited to the clients needs. Soft entry opportunities could include developing sites for older women. Collaborative housing models are also an option that could be explored.

CONCLUSION

Entrenched poverty, homelessness and rough sleeping are prevalent in all major cities in Australia and throughout the world. Authorities continue to grapple with how to manage and respond to these challenging realities. The Northern Beaches is no different and homelessness and rough sleeping are unlikely to be resolved in the short term, particularly as housing affordability and economic disparity continues to grow. Support services and government housing stock on the Northern Beaches is much lower than other areas of Sydney, partly due to perceptions of privilege and a misconception that there is little need.

This Discussion Paper has shown that there is a grossly inadequate supply across all types of housing types identified on the Northern Beaches. Demand greatly exceeds supply across every area. This impacts the most vulnerable in our community, particularly women with children escaping domestic violence, rough sleepers, including women in vehicles and street sleepers having to leave their local area to distant locations and losing local connections and familiar supports. Service responses are therefore severely impacted and limited by the lack of local availability of secure housing.

The Targeted Early Intervention Program of the State Government applies acutely to this area in reducing the problems associated with homelessness. The Housing First model is internationally regarded as best practice. The members present at this forum were unanimous in supporting this as the foundation upon which every other valuable intervention rests. Providing secure housing for a homeless individual, with wrap around support, will greatly reduce the likelihood of returning to homelessness or rough sleeping. The costs of establishing secure accommodation at the early intervention stage is far less than costs associated with the ongoing support and street level response to people without housing, who's physical and mental health also inevitably deteriorate, placing a high burden on our health systems.

It is imperative to establish baseline data and benchmarking, starting with a rough sleeper street count (Planned for February 2020). This will establish current need, identify gaps and give a baseline to assess current and future programs for this niche group.

Future planning for affordable and social housing needs to consider diversity in the tenant mix. Diversity of development can potentially offset financial impacts and community backlash, as well as improving social outcomes. This type of planning should include all types of needs such as key workers, low-income families, people with disability and homeless. A shift in focus is required from the disenfranchised, problematic framing of social housing to that of an inclusive, diverse community that welcomes a broad mix of people. Community education and acceptance is essential in sustaining and developing a healthy and inclusive community into the future.

The Housing and Homelessness Forum also demonstrated that there are a range of service providers and stakeholders in the region, and that the establishment of an ongoing Northern Beaches Housing and Homelessness Interagency would be beneficial to service co-ordination.

ITEM 5.6	UPDATE BY SERVICE PROVIDERS
REPORTING OFFICER	COORDINATOR, COMMUNITY SAFETY
TRIM FILE REF	2019/639583
ATTACHMENTS	NIL

ISSUE

That service providers give a brief summary to the Committee on the current initiatives and achievements of their respective organisations.

BACKGROUND

At the October meeting it was agreed that future agendas include an opportunity for updates by service providers on current work, initiatives and achievements. This would include SDECC, Manly Warringah Women's Resource Centre, CatholicCare, Community Northern Beaches, Surf Lifesaving, Liquor Accord, CDAT, LDAT and Health Promotion.

DISCUSSION

To share with the Committee a quick update on a piece of relevant work (2-3 minutes each).

RECOMMENDATION OF COORDINATOR, COMMUNITY SAFETY

That the information be received and noted

ITEM 5.7	MEETING DATES FOR 2020
REPORTING OFFICER	COORDINATOR, COMMUNITY SAFETY
TRIM FILE REF	2019/633022
ATTACHMENTS	NIL

ISSUE

The Community Safety Committee meetings are held on Thursdays from 8am to 10am.

Proposed Meeting dates for 2020 are as follows:

- 20 February
- 9 April
- 11 June
- 6 August
- 8 October
- 26 November.

These meetings will be held at the Manly Town Hall Chambers meeting room.

RECOMMENDATION OF COORDINATOR, COMMUNITY SAFETY

That the information be received and noted