

# Bangs Street, Prahran

Community Update - December 2020

**Homes Victoria is delivering the Public Housing Renewal Program (PHRP) across metropolitan Melbourne. The redevelopment site at Bangs Street, Prahran will offer more housing opportunities for more Victorians than ever before.**

The Victorian Government is working with the State's most established housing organisations and the private sector to redevelop public housing sites across Melbourne – replacing existing public housing with modern and new homes that meet the needs of all Victorians. The redevelopments in Prahran, Flemington and Brighton are guided by a set of principles that require:



**Replacing ageing housing and increasing the access to social housing**



**Natural and heritage aspects of the sites to be respected and retained, where possible**



**A mix of social and private housing creating diverse, inclusive, and active communities**



**New community assets including community rooms, artists' studios, active open spaces**



**Compliance to modern environmental and accessibility standards**



**The Government retains public land ownership with all housing**

## Welcome to Homes Victoria

In recent weeks there have been some important changes to the delivery of housing in Victoria. The Housing Division in DHHS is changing – our new name is Homes Victoria.

Homes Victoria will work closely with industry, the not-for-profit sector and the community to maximise social and economic benefits for existing and new tenants.

Homes Victoria will spend \$5.3 billion to build or buy 12,300 homes for social and affordable housing over the next four years. This will make a big difference for many Victorians who are waiting for a home. It will also help Victoria's building industry recover from the global pandemic.

As a part of Homes Victoria, there will be a lot more work to improve the quality of our housing. Homes Victoria will increase annual spending on homes maintenance by an extra \$75 million every year. Additionally, Homes Victoria is going to do important work maintaining 15,000 homes – such as painting, roofing and heating – at a cost of \$155 million.

**more homes for  
more victorians**

**h v homes  
victoria**



## The important things stay the same for tenants and the PHRP

Even though we are changing our name, Homes Victoria is still a government organisation within the Department of Health and Human Services.

### Homes Victoria has been created for four reasons:

To support Victorians who are finding it difficult to secure stable, affordable housing and help them live their best possible life

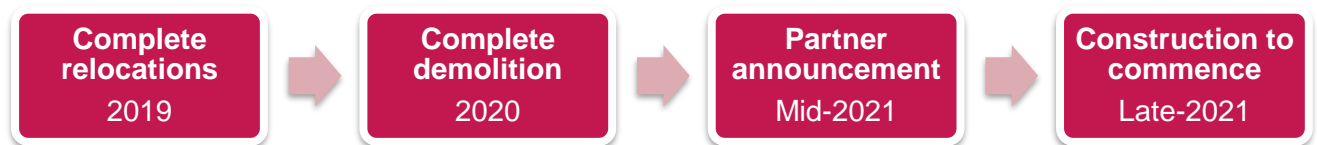
- To manage the \$26 billion in housing assets that house more than 116,000 Victorians
- To renew and substantially expand those assets by ensuring the Big Housing Build is delivered on budget and on time
- To make sure we have a sustainable housing system that can deliver for generations to come

## Bangs Street – project deliverables

As a part of the PHRP, Homes Victoria will deliver a minimum of 264 new homes at Bangs Street. These new homes will include:

- At least 132 new social dwellings
- At least 132 private housing rental dwellings
- A new build-to-rent model. Through this model, the government retains public land ownership.
- Renewed open public spaces
- Higher environmental standards - less expensive to heat and cool with a 5-star Green Star rating and 7-star NatHERS average rating
- Better pedestrian access on Bangs Street, including an east-west link through the site

## Redevelopment timeline



## Demolition process

**Demolition of the existing properties is complete. Demolition contractor, City Circle Group, will complete the remaining minor works in early 2021.**

All four of the existing buildings on the site have been demolished, including the underground basement carpark.

Through December 2020 the focus of the works will be:

- Installing a timber hoarding around the perimeter of the site
- Undertaking a site clean, mulching and seeding to minimise the spread of dust and promote grass growth

**April 2020**



**November 2020**



## Relocation

**Homes Victoria has successfully relocated every tenant from the Bangs Street site**

Moving home can be a big change for many tenants and Homes Victoria is committed to helping tenants' transition smoothly and comfortably to their new housing. This includes identifying accommodation suitable to tenant needs close to family and supports, covering relocation expenses and providing site progress updates and broader support for any unforeseen issues.

As with all relocation efforts, tenant welfare is paramount. Our goal was to relocate each tenant to a new home that better suits their current needs while providing them the security of a right to return upon completion.

One example of tenant relocation is a story from a former tenant of the Prahran estate.

## Case study

### A new home and a new beginning

A mother and her family were successfully relocated to a new home, in an area that better suits their needs.

After 24 years living in Prahran, the family had a strong connection to where they lived and naturally felt anxious about relocating.

In 2018, our dedicated Client Engagement Team worked with the family to determine the most suitable option for their relocation and to make sure they felt comfortable in their new surroundings.

The family are now living in a new home allowing the entire family to lead a more fulfilled life. The relocation has provided an opportunity for the family to embrace their local amenities, making a positive impact on the way they live their lives.

The new family home creates a warm and comfortable space for the family, providing natural light and access to nature, but is also a more suitable space to care for a disabled family member.

We wish the family all the best with their future endeavours of home care, employment, schooling and happiness.

## Consultative Committee (CC)

Community engagement is an important element of the PHRP. Homes Victoria has established a Consultative Committee for the redevelopment of the Bangs Street site.

Judith Klepner, former City of Port Phillip Councillor, chairs the committee and brings together key community members and representative to communicate throughout the redevelopment.

The committee enables ongoing and two-way feedback through an active participatory approach with stakeholders and the community.

Members of the committee can provide feedback on redevelopment plans and identify local issues and matters of concern as they arise.

Meetings have been held virtually via the Microsoft Teams platform at a six-weekly frequency. Through Microsoft Teams, members will continue provide input and be able to effectively communicate back to their communities to support the successful delivery of the project.

### CC meetings will resume in February 2021

## Meet our Co-Chair

Nina Taylor MP

As the local Member of the Legislative Council from the Southern Metropolitan Region, I am very pleased to be Co-Chairing the Prahran Consultative Committee meetings, supporting our Victorian Government's Public Housing Renewal Program in Bangs Street, Prahran.



I have a strong background in community engagement, having previously been an elected Councillor with the City of Glen Eira, and understand the necessity to facilitate constructive and timely input from relevant

stakeholders for the carriage of critical planning/housing projects, to get the best possible outcome for our community.

I also have a background in law, and previously volunteered for the Women's Legal Service, triaging victims of domestic violence. This experience gave me direct insight to the vulnerability of persons experiencing family breakdown and reinforced why prioritisation of safe shelter by all levels of government, is necessary to restore dignity and respect for our fellow Victorians.

Housing at the Bangs Street site was first built back in the 1950s, for persons on low income. These buildings are no longer consistent with contemporary building standards, for instance, they are not energy efficient, and they do not facilitate all-abilities access for persons with mobility challenges. As a resident of the Southern Metropolitan Region, I am determined to play my part to support this critical public housing redevelopment project, consistent with my values of fairness and decency. I constantly receive feedback from locals who share the vision to help fellow Victorians in need of safe shelter and am confident that this project will be delivered to meet the needs and support the amenity of the Prahran district.

Should you wish to contact my office regarding the progress of the redevelopment site at Prahran you can call (03) 9681 9555 or email

[nina.taylor@parliament.vic.gov.au](mailto:nina.taylor@parliament.vic.gov.au)

### Do you want to be part of the Prahran Consultative Committee for the Public Housing Renewal Program?

If you are interested in becoming part of the Consultative Committee for the Bangs Street redevelopment in 2021, we would like to hear from you.

Do you value diversity and inclusion? Do you have strong relationships in the local community? Could you represent people by sharing views on their behalf, and updating them on this housing project? If you are interested in taking part, we invite you to contact us.

Please email [enquiries@homes.vic.gov.au](mailto:enquiries@homes.vic.gov.au) with the subject: **Prahran CC Refresh** and we will be in touch to provide you with the nomination information.

Nominations close Friday 8<sup>th</sup> of January 2021.