

## **What Should Happen When The Funding Runs Out? An Evaluation Of The Utility Of 'Exit Strategies' For Australian Housing Regeneration Programmes.**

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### **Abstract**

One of the major challenges faced by state housing authorities (SHAs) engaged in housing estate regeneration programmes is to sustain the benefits that accrue from an initial injection of resources. The deployment of the most appropriate strategies to sustain the benefits of investment is an important task especially as SHAs across Australia are committing significant amounts of their resources to improve the quality of their housing stock and enhance residents' well being. Exit strategies is the term used to describe the set of policies and practices that can be deployed by housing departments to sustain regeneration at the end of a specific program.

This paper presents the findings of a recent research project<sup>1</sup> to review current practices and develop appropriate exit strategy models. It begins by discussing some of the international academic perspectives on housing regeneration before reporting on the five Australian housing regeneration initiatives that were selected as case studies (Minto and Windale, NSW; Parks and Salisbury North, SA; and Bridgewater, TAS). The main part of the paper discusses some of the policy implications that emerge from our study. For example, the demands associated with day-to-day management make it difficult to devote sufficient time to engage in long-term concerns. Second, some of the main regeneration partners have different views regarding the need for specific exit strategies particularly if the objective of the regeneration programme is to transfer the majority of the estate's properties to the homeownership market. Third, there was some uncertainty as to which agencies are best placed to manage core services once regeneration programmes are formally completed. The conclusion sets out an overview of exit strategy models and assesses their utility for Australian housing regeneration practices.

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