

Hindmarsh Housing Community Action 1981-83

Presented by

Hindmarsh Residents
Association Community
Archive Group Inc.

Hindmarsh Housing Community Action 1981-83

More information

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issue nos. 7, 14 and 15 to read
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Remand Caravan - Bernie Milburn

Pughole — Aims

Extracts from *The Pughole* Issue no. 14 August 1982

The purpose of this Newspaper is to provide Hindmarsh residents with an opportunity to express their opinions or state their views on any issue in which other residents might be interested.

This aim makes this Newspaper something totally different from the Advertiser, The News, Messenger Press, etc. The difference is that the above newspapers have an Editor whose views must be in line with those who own the major shares.

Our Newspaper's aim is to improve communication between residents. This means that any article in our Newspaper remains the responsibility of its writer.

You are free to disagree and send in an article (or a letter to the editor) with your opposing or critical point of view. This Newspaper is produced by local residents, some of whom disagree with some of the articles we publish, they too can state their opposing views if they wish to do so.

The above aims should result in an interesting Newspaper which is about communication and which, provided adequate and many sided information is presented, will enable local residents to make up their own minds on issues which are important to them.

Hindmarsh Housing Community Action 1981-83

Setting the Scene

About Us

The Source

The Hindmarsh Pughole was a community newspaper published by Hindmarsh Community Press from the 1980s to the 1990s. Among the news it covered was direct action by the Hindmarsh Residents Association and the formation of the Hindmarsh Housing Association.

The Hindmarsh Pughole aimed to offer an alternative to mainstream news sources by prioritising "communication between residents" and in so doing, inform residents and enable them to "make up their own minds on issues" important to them.

The People and the Groups

The **Hindmarsh Residents Community Archive Group** grew out of the **Hindmarsh Residents Association** which was the prime mover in the stories told in these panels.

The material used in these displays was taken from *The Hindmarsh Pughole*, a community owned and run newspaper which documented these resident led actions to protect houses and heritage in Hindmarsh.

Photographs in this exhibition were taken by resident, Bernie Milburn.

Hindmarsh Residents Association A Short History

Extracts from *The Hindmarsh Pughole* Issue no. 7 December 1981

Origins

At the end of February, 1980, about 100 local residents attended a meeting at the Brompton Mission Hall organised jointly by the Hindmarsh Council and the Bowden Brompton Community Group to discuss Highways Department plans for our area. Local Councillors and residents agreed on several issues. These were:

- that bulldozing of housing be cut back in any Highways plans for the Bowden Brompton area.
- that State Government be informed of the opposition of local residents to the proposed North South Freeway/Corridor.
- that plans be made for more houses to be built in our area.

In March, 1980, secret Government reports planning major expansion of local industry in Bowden Brompton at the expense of local housing were leaked to local residents, and residents felt strongly that they needed to meet together to work on these issues.

Constitution

Hindmarsh Residents Association (HRA) meetings were held bi-monthly from May 1980 up till the present [December 1981] usually at the East Street Catholic School in Brompton. Meetings in the past have been attended by up to 100 people from the area including many Greeks, Italians and Yugoslavs.

The majority of those attending in the past have been older residents, along with younger residents — both new to the area and those born and raised locally. **The H.R.A. became a constituted association in July 1981.** Once the group began meeting it was obvious that there were many issues besides loss of housing to industry and highways which affected local residents.

Growth

Residents from Croydon and West Hindmarsh wards joined in with Bowden Brompton residents to tackle these issues.

Successes

*The HRA kept residents informed of Government and Council plans in the area, negotiated to save houses marked for demolition, made successful submissions to rezone areas back to Residential 2, and pushed for re-valuation of properties that helped lower rates for some residents. Most notable among its successes were the following, as reported in *The Pughole*:*

- Organised strong opposition to the building of the proposed Remand Centre in our area.
- The formation of a housing co-operative to purchase housing in the Hindmarsh area to retain for low income earners.
- Most recently has been the protection of 6 houses from demolition by Detmold Industries by a residents picket line.



Bernie Milburn

Pugholes and Houses — Recollections

Wilbur Daniels moved to the district when he was two. He shared memories of living in the area.

"...I remember playing and swimming in the pugholes often, with other children. Both the districts of Bowden and Brompton were poor, mostly houses and brickmaking yards."

Events and changes that had been most important...

"The disappearance of the many pugholes, all filled in and built upon.

Today [1981] is no comparison with 30 years ago. I think there are not enough homes and too many factories. I would like to see more homes and less factories. Where everyone knew everyone else. No-one seems to now."

- From *The Hindmarsh Pughole* Issue no. 7 December 1981

House in West Street Saved

Excerpts from *The Hindmarsh Pughole* Issue no. 14 August 1982

Demolition Stopped

On Tuesday the 20th of July the Public Building Department began to demolish a house they had acquired on the Remand Centre site. Residents erected a picket line and stopped the demolitions going ahead. Later in the day, a family in need of housing moved in. *The Pughole* interviewed the family at their house in West St Brompton.

Ron: We were looking for emergency accommodation and heard that a house was about to be demolished in West St. There was a resident picket to save the house so we thought we might as well move in. We have been on the Housing Trust list for 6-8 years, and we have also approached Land Agents for help.

...the 3 of us are on the pension and we can only afford \$25-\$35 in rent per week, and you can't find many houses at that rate.

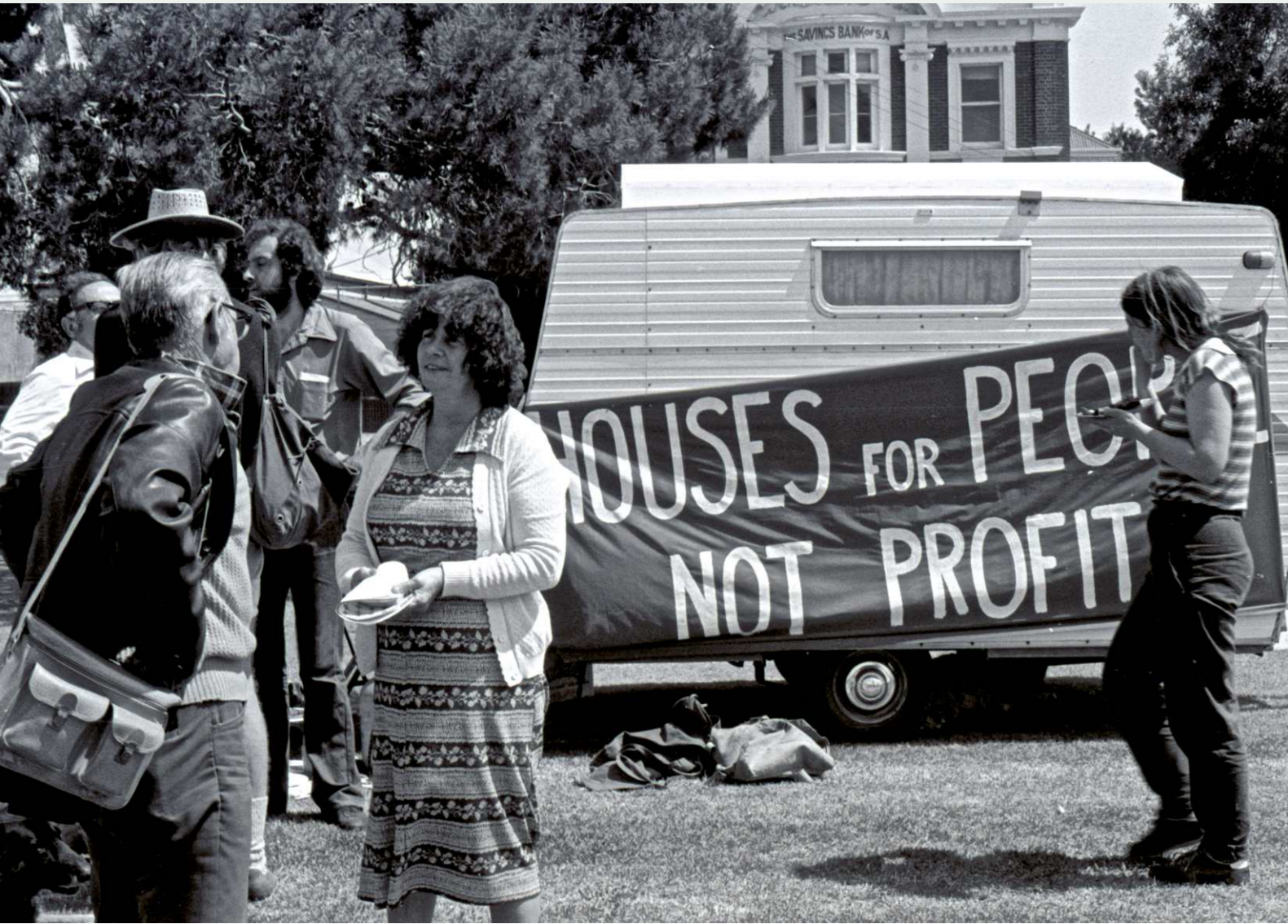
Daph: We need to be in this area because my mother is in a home at North Adelaide, she is over 90 years old and we need to be close to her. Also my

daughter lives in Brompton. We were staying with my daughter in Green St. There were 5 adults and 1 child living in a 2 bedroom house, it was too crowded,

A Palace

Daph: We've lived out of a car and in tents, as far as I'm concerned this is a palace.

Ron: Yes, I went to Parliament House to offer Mr Brown (Minister for Public Works) \$30 rent. He was not available to speak to me and the money was returned the next day.



Houses for People Caravan Remand Centre Site - Bernie Milburn

Hindmarsh Housing
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Residents Association
Housing Pickets

Defending
Homes from
Demolition



Houses for Hindmarsh Residents Association Picket - Bernie Milburn

Residents Act to Stop Remand Centre

Media Coverage

The events leading up to the formation of a picket line on the proposed Remand Centre site have given Hindmarsh Residents previously unaccustomed media coverage. I use the word 'unaccustomed' to emphasise the fact that, although our area has been in the forefront of media gleanings in the past, for the first time reporters eagerly compete to cover the events in response to our contact.

Effective Action

Surely this must be a good thing for our area in general. No longer can the media attempt to invoke sympathy for what they have previously believed to be an area incapable of looking after itself by covering events in a patronizing manner. For what I believe to be the first time since the founding of this colony in 1836, residents of Hindmarsh have taken effective action to correct the wrongs of the past.

Public Opinion and Unity

A recent meeting of Brompton Park residents decided to strengthen the picket on the proposed Remand Centre site and at the same time achieve saturation media coverage of this step. I'm sure that no-one can validly doubt the success of this move.

The success of this type of media coverage can be measured in three ways. Firstly it demonstrates residents' ability to organise, maintain and prolong a successful picket. Secondly such coverage allows residents to become familiar with the role of the media in swinging public opinion. Thirdly, and most importantly, the media exercise of late has demonstrated that there is unison in our movement.

Self-determination

Surely there can be no doubt now that our movement is not confined to one particular age group or section of the community. Young and old, owner and tenant have joined together to prove one point - That we, as residents of Hindmarsh, have the capacity and the right to decide our own destiny. The irony of the situation is that the government, in its attempt to shatter and destroy our morale and will to survive, have only increased our desire to remain in our area.

Article by Gary Casey, *The Hindmarsh Pughole* Issue no. 14 August 1982



RON AND DAPHNE HARFORD from 2a West Street and Neighbour NELL ROGERS.

The Hindmarsh Pughole Issue no. 14 August 1982

Residents Fight to Save Houses

Extracts from *The Hindmarsh Pughole* - Issue no. 7 December 1981

Industrial Expansion

The State Government has given the green light to Detmold with the sale of the ... properties previously owned by the Highways Department.

16 properties were sold to Detmold at a total cost of \$301,600, an average of \$18,850 each, a give-away by today's market prices. The Highways Department sold two properties in the same area to Mary Martins for a total of \$95,000, an average of \$47,500 each.

Residents feel that all of these properties should have been sold to the Housing Trust or private owners as homes.



East St - Save our heritage homes - Bernie Milburn

Hindmarsh Housing Community Action 1981-83

East Street Re-roofing

Protecting Houses and Heritage

Picket

Since Tuesday November 24th, 1981, a picket line has been formed in East Street, Brompton by residents. This picket line is to stop Detmold from any further demolition and vandalism of houses.

The residents are determined to resist any further encroachments by industry into Bowden Brompton's severely depleted housing stock.

Residents' Experience

Detmold have exhibited a contempt for the health, safety and expressed wishes of local residents, in particular with regard to the demolition of housing and displacement of residents, the passage of heavy commercial vehicles in residential areas, excessive noise levels and the release of noxious fumes.

One resident living on the Northern side of Hawker Street has complained to the Pollution Control Board about the noise and fumes forcing him to close all windows on some days.

Taking Action

Residents have had no success in stopping these expansions through normal channels. They were forced to form a picket line which has been successful to date despite Detmold's covert antagonism to the picket.

One hundred percent support has been given by local Member of Parliament Mr. Roy Abbott, and shadow minister for environment Mr. Don Hoggood. Unions such as the B.L.F., T.W.U., E.T.U., F.E.D.F.A., E.W.U. and the Association of Carpenters and Joiners have backed the residents' picket line.

Negotiations

On Friday December 4th, a delegation consisting of the Chairperson of the Hindmarsh Residents Association, Tricia Fitzgerald, local Hindmarsh Councillor, Will Heidt, and local Member of Parliament, Roy Abbott, met with the management of Detmold.

Detmold was prepared to make some small 'concessions' by offering two derelict houses, bought by them from the Highways Department, to the Central Mission. Detmold was not prepared to carry the cost for any necessary improvements to these houses to make them fit for human habitation. They were not prepared to change any plans for the houses in East Street which they [had] started to demolish.

Needless to say, the residents involved in the picket were not impressed and consequently decided not to withdraw the picket.



East St House with Detmold behind - Bernie Milburn

Letter to the Editors

Extracts from *The Hindmarsh Pughole* Issue no. 7

In our positions as Community Workers at the Bowden Brompton Community Centre we are aware of the large number of people suffering under the present housing crisis.

Between 50 and 60 people every month seek housing assistance from our community centre. Some ... have nowhere to stay, others are living in overcrowded and unhealthy conditions in sub-standard housing.

1) There is a shortage of houses and flats available on the private rental market. A 1981 survey by SHELTER shows that the number of houses and flats available for rental has approximately halved in the past two years.

2) The same survey shows that rents have escalated over the past 2 years, for houses this increase is over \$12 per week. Pensions and benefits have not risen in comparison.

3) Home rental/location agencies have monopolised much of the rental housing that is available. These agencies will not pass information on about houses on their lists without the payment of a fee (usually between \$30-\$40). For the payment of this fee, the agency is not obliged to assist the fee-payer in finding a house.

4) Emergency Housing Office. This is a government agency that assists people to find private accommodation. All they can offer in most cases is temporary shelter and financial assistance in meeting initial housing costs such as bond. They do not have the resources (houses) to meet the demand.

5) Housing Trust. People can always put their name down for Trust homes. However there are 21,000 people on the waiting list and that is a 5 year wait for housing for most people.

The current situation with regard to housing is totally inadequate and unacceptable to all those involved. When the need for housing (particularly in areas such as Hindmarsh) is in such demand, the demolition of houses cannot be justified. As Mr Abbot MP said, any further demolition of houses is criminal.

Why should perfectly decent houses be destroyed when so many people are homeless? If industry needs to expand it should do so where houses do not have to be knocked down.

Sally Davis and Elena DiBez
Coordinators, Bowden Brompton Community Group

Review

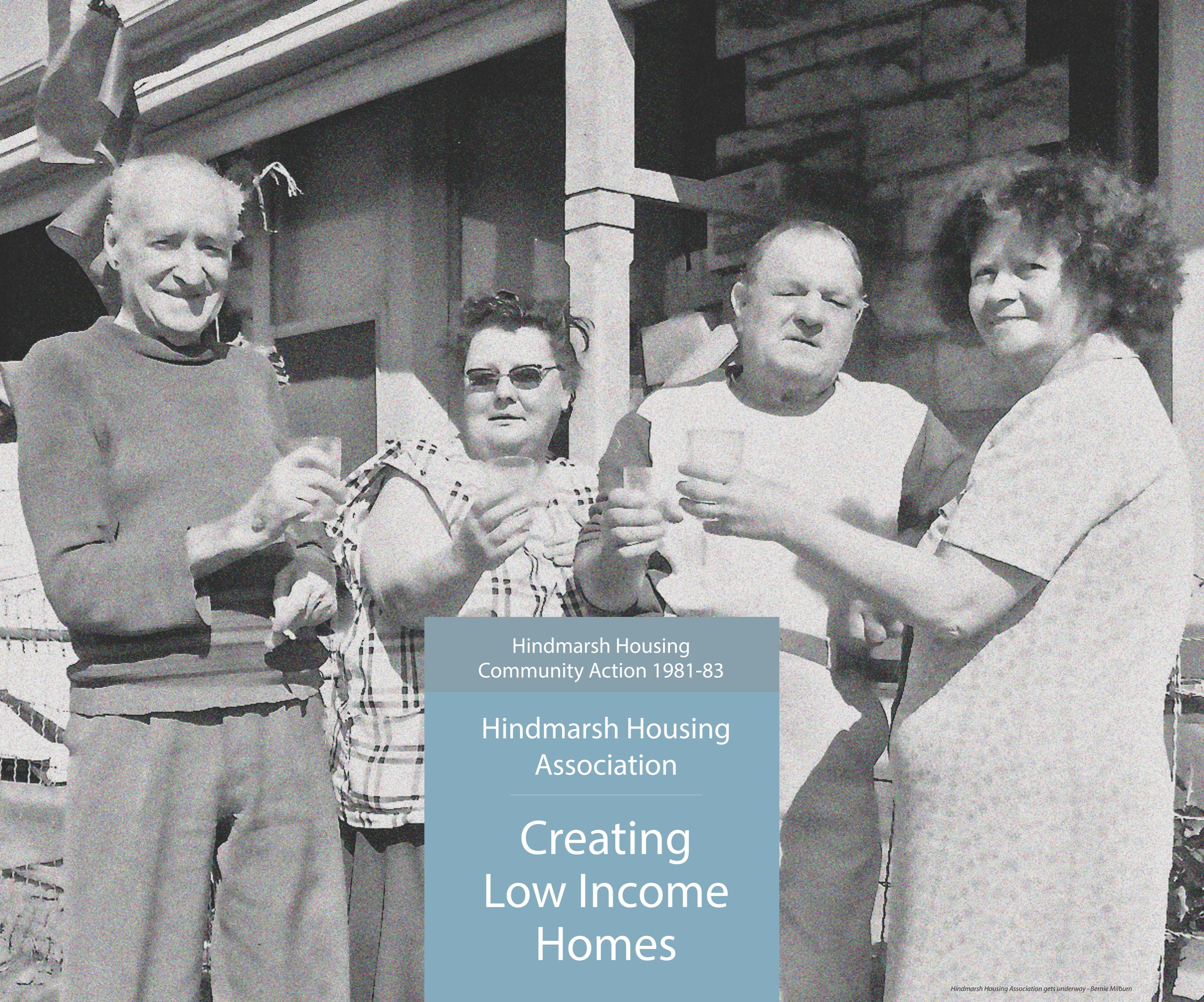
The Pughole reported that on Monday 7 December, a meeting of the Hindmarsh Council discussed letters from the Department of Trade and Industry (DTI) and the Housing Trust. The DTI letter urged the Council to allow Detmold to expand onto the East and Drayton Streets block. The Housing Trust's letter said it was not prepared to renovate houses on that block for temporary housing because of the industrial zoning.

Extracts from The Pughole told the outcome of that meeting:

Council was not at all pleased with these two letters since they had previously permitted and even supported (with the exception of one Councillor) development plans by Detmold Industries, under pressure from the State Government, and in exchange for Government support and assistance in relation to temporary or other housing in the area.

At this last Council meeting it was decided to review Detmold plans for expansion in the new year since promised support by the State Government in the area of alternative housing had not been forthcoming.

It is hoped that in view of the ever increasing housing crisis in the State and nationally, Council will demand definite and concrete concessions as alternatives by the State Government, the Housing Trust or other departments, rather than loose and vague promises to residents in return for real, practical and definite gains for large industries.



Hindmarsh Housing
Community Action 1981-83

Hindmarsh Housing
Association

Creating
Low Income
Homes

Hindmarsh Housing Association gets underway - Bernie Milburn

Houses in Bowden Saved

From The Hindmarsh Pughole - Issue no. 15 September 1982

The South Australian Housing Trust has formally endorsed its support for locally based rental housing co-operatives with the signing of a financial agreement with the Hindmarsh Housing Association Inc. Under the terms of the agreement the Trust will assist by subsidising mortgage repayments on privately arranged loans for properties purchased by the Association.

The Association has been offered financial support by the National Bank of Australasia Ltd. to purchase six attached cottages in Trembath St., Bowden. The cottages were owned by the Highways Department, but became surplus to their requirements following the re-alignment of transport corridors associated with the Metropolitan Adelaide Transport System (MATS) Plan.

The Trust is currently arranging to purchase the properties on the Association's behalf, and upgrade them to meet with Housing Improvement standards.

The Hindmarsh Housing Association was established in 1980. Its main object is the provision of accommodation for persons in need of low cost housing or who are under threat of loss of accommodation in the Hindmarsh Municipality.

One of the features of the Association is that it is locally based, with tenant and associate members comprising seven out of ten members on the Board of Management. The Secretary of the

Association is Irene Leighton, a Council candidate for Bowden Ward and a tenant of one of the co-operative houses.

A spokesperson for the Association, Mr. Peter Anderson, said today: This is a significant day for both the development of rental housing co-operatives in South Australia, and the movement towards restoring Hindmarsh as a residential area.

The Hindmarsh Housing Association is a working example of tenant involvement in decision making about the future and quality of housing."

One of the tenant members of the Board of Management, 81 year old Mr. Ted Symonds, sees the Association as part of the means of preserving long-term residence in the Hindmarsh area for pensioners and other low-income earners.

Mr. Symonds, whose own tenancy had been uncertain, had rejected previous suggestions that he re-locate elsewhere because of his attachment to Bowden, and the sense of community spirit and awareness that had developed there over the years.

The venture, although only a small one by co-operative standards, has the potential to grow. According to Mr. Anderson, it also has the potential to provide "secure housing for low income earners

and further, to protect local people from the potential problems associated with inner urban gentrification."

The Hindmarsh Housing Association is the third housing co-operative to sign an agreement with the Housing Trust, the first having been the Womens Shelters Housing Association. **The Hindmarsh Housing Association, however, is the first tenant managed housing co-operative in South Australia.** It was modelled on the successful Fitzroy/Collingwood Rental Housing Association in Victoria.



Houses for Hindmarsh Campaign - Bernie Milburn