

NATIONAL HOMELESSNESS CONFERENCE 2022

Jointly convened by



CONCURRENT SESSION

C11 Women experiencing homelessness

Meanwhile Use Partnership with Women's Community Shelters

Link Wentworth Housing



**Link
Wentworth**
Providing homes, building futures.

Link Wentworth – an overview

Margaret Maljkovic

Chief Customer Officer

Link Wentworth Housing

Australian community housing sector

- Doubled in size over the past decade, housing approximately one in every one-hundred Australians
 - Community housing providers (CHP) are generally not for profit and own real estate assets worth over \$7.5 billion and annually generate over \$700m in rental income that is typically reinvested into more social and affordable housing or services
 - Around 32% of social housing in NSW is managed by CHPs.
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Link Wentworth

Formed on 31 March 2021 following the merger between
Link Housing & Wentworth Community Housing



6,400 homes



10,000 residents



220 staff



\$85m revenue



\$200m net assets

Link Wentworth Services

Social Housing

Affordable Housing

Private rental subsidies

Specialist Disability Accommodation

Specialist Homelessness Services

Innovative products, e.g. meanwhile use



Women's Community Shelters

A community-based network of crisis accommodation shelters for women and children who are homeless or leaving domestic or family violence

Simone Parsons

Chief Operating Officer

Women's Community Shelters

womenscommunityshelters.org.au

**WOMEN'S
COMMUNITY
SHELTERS**

Who are Women's Community Shelters?

Established in 2011 by the founders of the Manly Women's Shelter.

We now have eight shelters in our growing network.

WCS is working with the local community in Camden to open shelter number 9, Blue Wren House – Camden Women's Shelter.

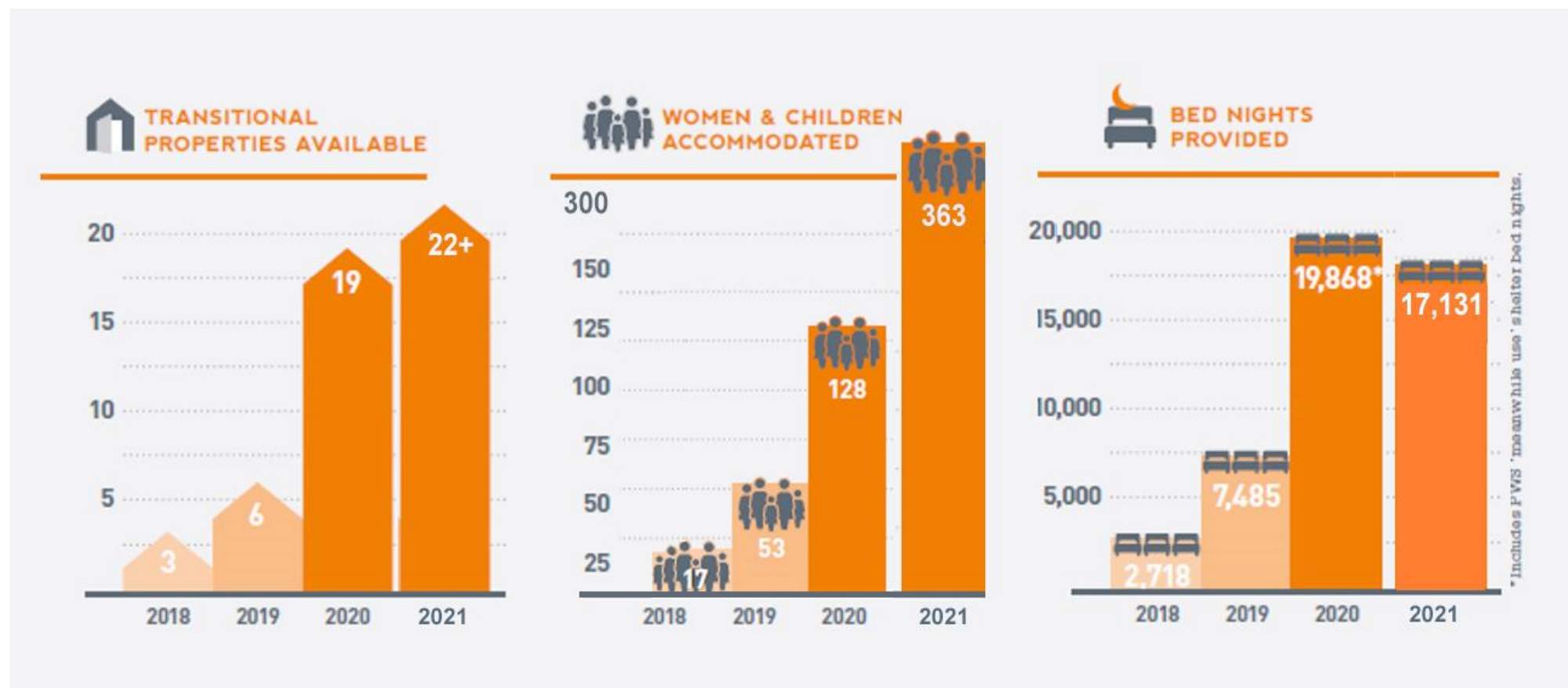


**WOMEN'S
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WCS Housing Portfolio 2022



What is Meanwhile Use?

- Meanwhile use refers to the interim use of temporarily empty buildings (such as aged care properties as is the case with Beecroft House) while awaiting e.g. DA for redevelopment
 - The properties are repropoed as rental housing and leased at an affordable level
 - They are used to house people on low incomes, but sit outside the social housing system
 - They are a flexible affordable short to medium term housing option
 - They are generally leased at a peppercorn rent and sub-leased to tenants
 - The rent generally covers the operations
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The Meanwhile Use Partnership Model

- An owner makes properties available for the purposes of the project at nil/low rent
 - Women's Community Shelters (WCS) provides case work and outreach support and engages pro-bono partners.
 - A CHP provides property and tenancy management services under the partnership.
 - The Partnership is underpinned either by a tri-partite agreement, or through a Head Lease and Partnership agreement,
 - The Agreement sets out clear roles and responsibilities, governance, finance arrangements and dispute resolution processes.
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Beecroft and Mosman House

- The properties are owned by Twilight Aged Care, both properties are part of a redevelopment projects.
 - Both projects have been extended due to development delays.
 - WCS and Link Wentworth are service delivery partners.
 - WCS coordinate pro-bono partners, trades and furnishings to ensure the site is fit for purpose.
 - WCS provide support services and employ a site coordinator who delivers support services and manages the day-to-day operations.
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SHELTERS**



**PATHWAYS
HOME**



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Horsley Karingga **Women's Shelter**

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SHELTERS**

Supported by

TWILIGHT
AGED CARE



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**WOMEN'S
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**NORTHERN BEACHES
Women's Shelter**

**TEMPLE &
WEBSTER**

A W EDWARDS


**TWILIGHT
AGED CARE**

Beecroft and Mosman House

- Link Wentworth are the lessee via a meanwhile use lease (nil rent)
 - Link Wentworth provide:
 - Tenancy
 - Asset management and
 - Support from the access and demand team for longer term housing
 - Residents can access Link Wentworth community programs
 - Link Wentworth are responsible for all property related charges and fees
 - Twilight is responsible for major structural maintenance and building insurance
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***Most
women
'opt in' to
receive
support***

- Connecting clients to NDIS and supporting their applications for assessment and support
 - Facilitating access to medical services including the local GP and maintaining links with their own health providers
 - Providing support to help women manage their mental health
 - Liaising with the public trustee and guardianship board
 - Supporting women establish local connections
 - Wellness programs
 - Medical and allied health services in-reach
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Outcomes

Age range: 50-69 (60 average)

Length of stay: 2 weeks-5 months (3-month average)

Housing before moving to Mosman House

27% (3) - temporary accommodation

73% (8) - private housing

Were you ever unable to pay your rent or bills because of a shortage of money?

45.5% (5) - Yes

54.5% (6) – No

Do you currently feel that you are in control of your life?

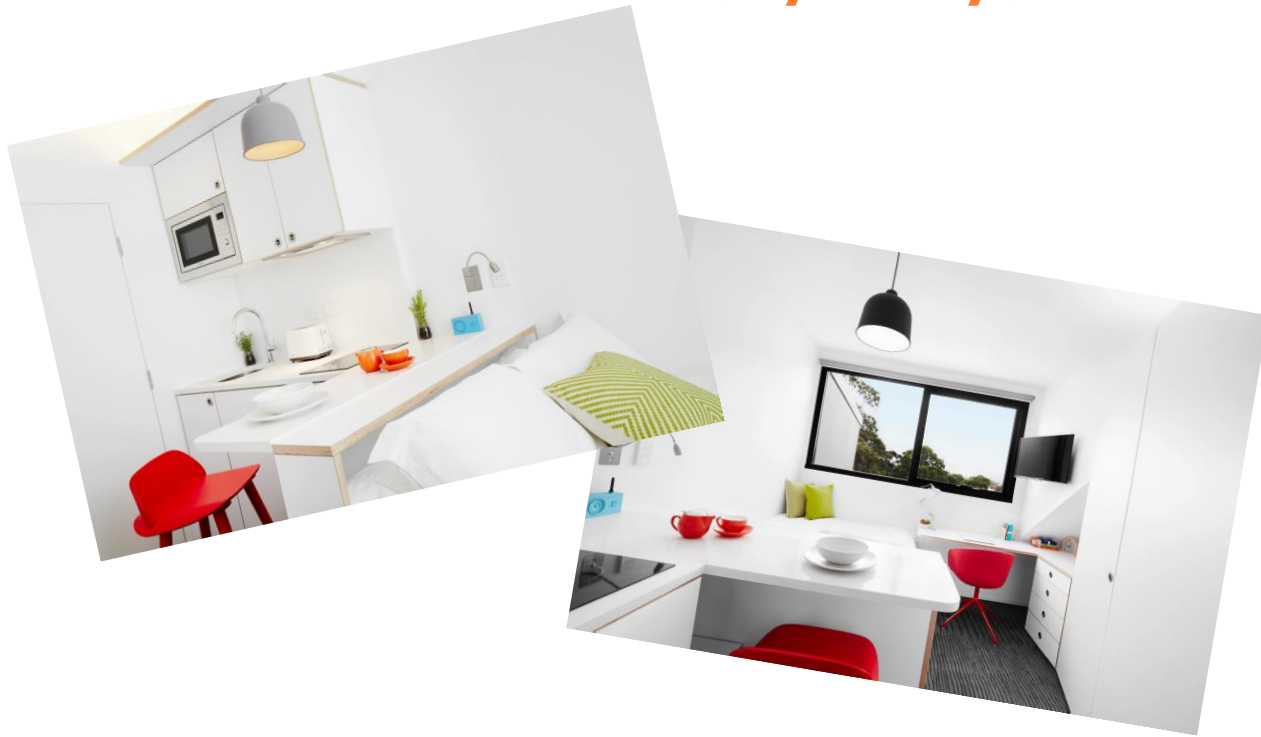
Strongly / disagree – 36%

Strongly agree / agree – 52%

Of the women who have moved on we know that:

- 14.5% exited into Private rentals
 - 57.1% exited into Community Housing
 - 7.1% exited into Public housing
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Abbie House (Sydney)



Allawah House (East Gosford)



Benefits

- The property owner who will no longer be exposed to a range of empty property related risks
 - The CHP can provide more housing options to people in housing stress
 - Otherwise empty buildings are repurposed as housing
 - It aligns with our values
 - Provides housing options and a community for residents
 - Staff and clients highly value meanwhile use and see it as an opportunity
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Considerations

- Involve asset managers early in the review to identify maintenance risk, buildings may have been vacant for some time or not designed for accommodation
 - There may be hidden maintenance costs
 - Consider methods for promoting vacancies as this is a new product
 - The flexibility is very positive
 - Some tenants are apprehensive about time limited nature of the accommodation
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Thank you

www.linkwentworth.org.au

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www.womenscommunityshelters.org.au
