

Think Tank 3: Repurposing property

Dan Cox and Ben Moore



UNITING

SA

*Together
we can*

WELCOME

UNITING
SA Together
We can

Ben Moore

Executive Manager Property & Housing

Dan Cox

Executive Manager Community Services

Artwork by Allan Sumner
Ngarrindjeri, Kurna and
Yankunytjatjara

WHO ARE WE?

OUR VISION AND VALUES GUIDE OUR WORK EVERY DAY

12,338 South Australians supported in 2022-23

This was achieved through:

1,095

Dedicated staff members and volunteers



36

Service locations in regional and metro SA



50+

Programs and services across the state



602

Homes for families and individuals



\$395M

Total assets



\$110M

Total revenue



VISION

A COMPASSIONATE, RESPECTFUL AND JUST COMMUNITY IN WHICH ALL PEOPLE PARTICIPATE AND FLOURISH.

VALUES

Respect Compassion
Courage Integrity

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TRENDS IN ADELAIDE HOMELESSNESS

ROUGH SLEEPING, RENTAL STRESS AND HOUSING INSECURITY ON THE RISE

2022/2023

↑ **90%** Rough Sleeper presentations

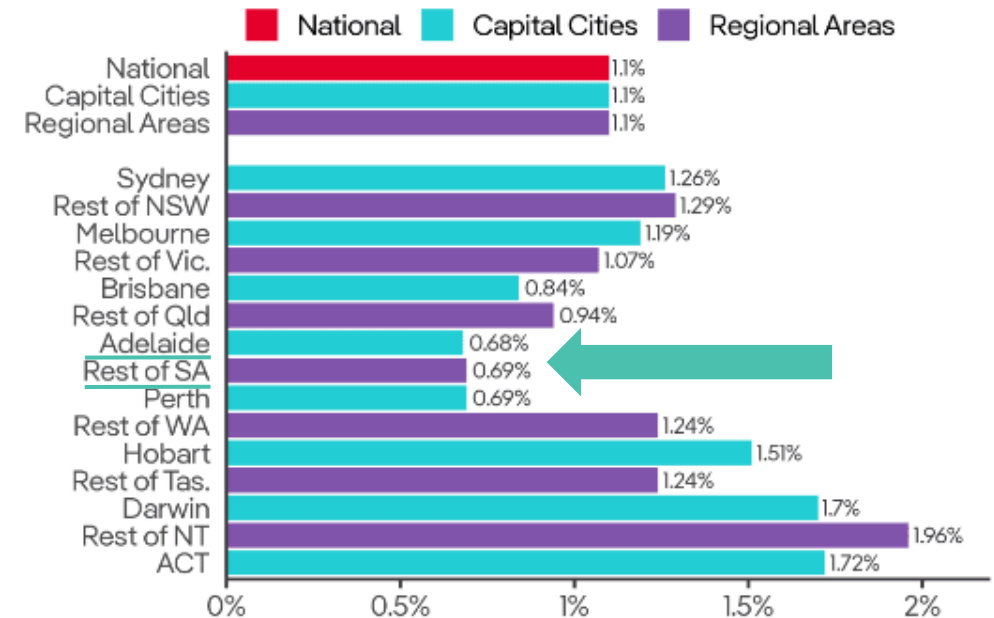
↑ **98%** People presenting unable to pay rent

< 1 % HISTORICALLY **LOW VACANCY RATE**
in community housing

200 FAMILIES IN EMERGENCY ACCOMMODATION
each night

RENTAL VACANCY RATES SNAPSHOT

August 2023, all dwellings



Source: PropTrack

PropTrack

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WHAT'S THE PROBLEM WE WANTED TO SOLVE?

75,000 nights in EAP (30k ANWHA)

\$11M spend 22/23. \$4.8m spend 17/18

SHORT approval, **MULTIPLE** reviews

>50% presenting with children

1 IN 3 repeat EAP

> 35 DAYS average length of stay

IS EMERGENCY HOTEL ACCOMMODATION THE ANSWER?

- ⊘ Overcrowding
- ⊘ Not fit for purpose
- ⊘ No onsite support
- ⊘ No provision for pets
- ⊘ Proximity to schools
- ⊘ Inadequate facilities i.e. laundry & kitchen
- ⊘ Not secure for families escaping violence
- ⊘ No secure and safe areas for children to play



PEPPERTREE PLACE



OVERVIEW AND BENEFITS

APPROPRIATE AND AFFORDABLE ACCOMMODATION

- 8 fully furnished family units
- 3 month lease at a time, \$210 rent per week
- 2 bedroom units with lounge, full kitchen, bathroom, laundry facilities

SECURE AND SAFE

- Community garden
- Open spaces for nature play
- Commercial grade children's play area
- Fully fenced environment
- Coded security gates and CCTV at perimeter

ONSITE CASE MANAGEMENT SUPPORT

- Dedicated case management office
- Coordinated onsite visiting services
- Group educational sessions
- Children's holiday activities
- Collaboration with and links to other services and agencies

CAPACITY BUILDING

- Parenting skills
- Employment and education focus
- Financial services, budgeting, counselling
- Tenancy and independent living skills

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PARTNERSHIP IN PRACTICE



PARTNERSHIP IN PRACTICE

IT TOOK...

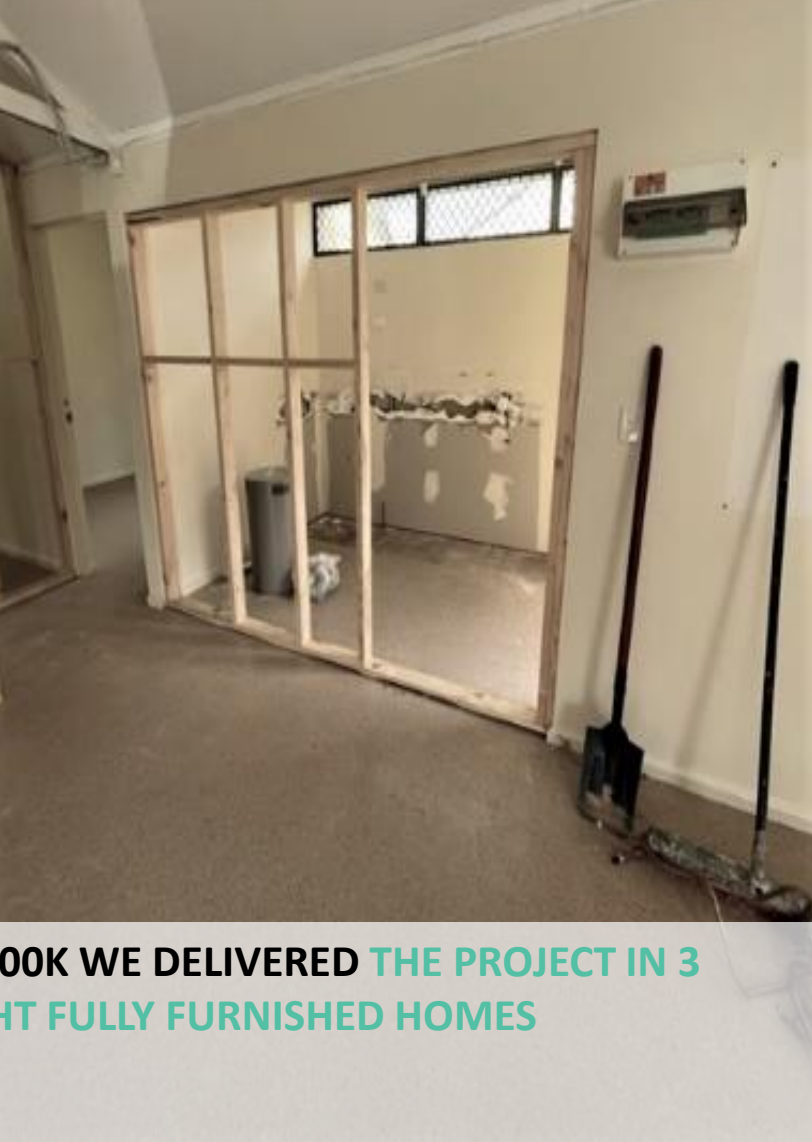
- A **CAN DO** attitude
- A **WILLING** government
- Access to **AGILE** trades
- Multiple **TEAM** working together
- Community **PARTNERS**:

Backpacks 4 Kids, Habitat for Humanity...



PARTNERSHIP IN PRACTICE

BEFORE



FOR LESS THAN \$300K WE DELIVERED THE PROJECT IN 3 MONTHS FOR EIGHT FULLY FURNISHED HOMES

PARTNERSHIP IN PRACTICE



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PEPPERTREE PLACE



**Adelaide North West
Homelessness Alliance**

Walking home together - Wardli kumangka padninthi



PEPPERTREE PLACE

OUTCOMES

The first cohort of families has exited Peppertree Place:

- 3 FAMILIES exited to Community Housing
- 3 FAMILIES exited and moved into Private Rentals
- 1 FAMILY exited to Emergency Accommodation
- 1 FAMILY accessed supported accommodation
- 1 FAMILY moved in with family to save for a home deposit

Complemented by:

High levels of satisfaction | Minimal rent arrears

Minimal damage | Significant savings to government



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WHAT ARE THE TAKEAWAYS?

- WHAT could you do with vacant land?
- HOW can you repurpose existing buildings?
- CAN transportable and tiny homes be part of the solution?
- WHAT can you offer the government to improve outcomes and efficiency?
- HOW can you challenge existing practice?

Q&A