Habilis

Cost Benefit Analysis of supported housing for people with severe forms of mental illness

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The homeless mentally ill generate staggering costs in healthcare and contact with criminal justice.

The sanitation costs alone generated by rough sleepers are close to the cost of housing and caring for them

They are a finite group, and were mostly housed during the pandemic



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Health costs

Data linkage study showed that 2155/2477 attenders (87%) had been admitted to hospital in an eight year period

Nearly half for mental disorder

20% readmitted within 30 days

More than 68,000 ED presentations, 29% resulting in admission

323 (15%) died, at a mean age of 50.7

Hospital costs per night: ICU $6000, General Hosp $2300, Psychiatric Hospital $1800

Total cost of hospital care was $548.2m in 8 years



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Criminal Justice Costs

Prisons are our new asylums – @ 1000 people with schizophrenia in NSW prisons at any one time - compared with @1600 beds in community hospitals

Large overlap between homelessness and incarceration as @ 10% of prisoners sleeping rough prior to reception to prison, another 30% in insecure accommodation, and half expected to be homeless after release.

Institute of Public Affairs estimated the cost of prison in Australia in 2024 was $422 per night, or $154,000 per year. (Sydney Hilton $305 tonight)

Additional costs of policing, courts and supervision after release

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Habilis 1 Summer Hill

- Habilis is a **purpose-built facility** of individual units within a complex that provides physical security, a live in caretaker, support staff during the day, a visiting psychiatrist and mental health nurse and support for a range of volunteers and rehabilitation services
- Based on **30 years experience** in psychiatry, the clinic at the ICLA boarding house at Roscoe Street, and 20 years doing the clinic at the Mathew Talbot Hostel
- **Funding:** Philanthropy $3.4m, Health $1m, Housing $4.6m, debt to CBA $5.5m
- **Costs:** Land $4.4m, Construction contract $7.1m, other costs (DA, contamination, architect, other consultants) $1.4m, plus interest



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Cost of Institutional Care in the year prior to housing at Habilis

Age	Sex	Referral source	Lost housing	Slept in open	Gen Hosp nights	Psych Hosp nights	Prison nights	Est cost in Year prior
44	M	StVH	N	N	0	238	0	428,400
59	M	MTH Clinic	Y	Y	115	14	60	315,020
56	M	Concord Hosp	Y	N	0	365	0	657,000
59	M	Concord Hosp	Y	N	0	205	180	444,960
52	M	MTH clinic	Y	Y	0	0	310	180,820
38	M	Mission Aust	N	N	0	15	0	27,000
35	M	StVH	N	Y	56	42	0	204,400
32	M	MTH Clinic	N	Y	0	3	0	5,400
25	M	StVH	N	Y	0	63	270	227,340
48	M	Bloomfield med se	N	N	0	365	0	657,000
42	F	Brookvale CHC	Y	N	0	56	0	100,800
49	M	MTH Clinic	Y	Y	0	0	0	0
44	F	Broughton	Y	N	0	210	0	378,000
52	F	Blacktown	N	N	0	365	0	657,000
54	M	Mission Australia	Y	Y	0	28	0	50,400
48	M	NDIS carer	Y	N	0	0	0	0
36	M	Bloomfield med se	Y	Y	0	365	0	657,000
51	F	Prison	N	N	0	0	150	63,300
41	M	Blacktown	Y	N	0	95	0	171,000
39	F	Housing	Y	N	0	90	0	162,000
			12 of 20	**8 of 20**	**171**	**2519**	**820**	**5,386,840**

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Costs generated in year prior to Habilis

General Hospital:	$393,300
Psychiatric Hospital:	$4,534,200
Prison:	$ 346,040

12/20 had lost public housing

8/20 had slept in the open






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NO STOPPING
WORKS ZONE
















Habilis

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Habilis is...

- ✓ A Community Housing Provider
- ✓ A Specialist Disability Accommodation (SDA) Provider
- ✓ SDA Compliant (Improved Liveability)*
- ✓ An ACNC registered charity
- ✓ A bespoke targeted housing and services provider
- ✓ A homelessness outcomes research organisation
- ✓ Integrated with :
  - NSW Health
  - Major NGO's
  - Other housing providers



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Running costs

Income	
Rent from 20 units	$374,000
Costs:	
Interest	$324,400
Wages	$101,920
Nurse	$ 12,384
Insurance	$33,000
Electricity	$18,000
Water	$ 17,000
Rates:	$ 9,600
Internet	$ 1,236
Maintenance etc	$ 10,000
Total	**$527,140, or $26,357 each**



www.habilis.org.au

A home for life

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