



SPin Share Housing

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SPin Share Housing

Acronyms are Wonderful Things!



Supporting People in share housing



SPin Share Housing Background

- Government requested innovative housing solutions at no extra cost
- Lack of housing options for young people
- Lack of supply of one bed properties
- Over supply of three bed properties
- Financial viability
- Local identified need and desire to find solutions



SPin Share Housing

Background cont'd



Social Housing Policy may inadvertently disadvantage young people by:

- Unrealistic expectations and entitlement (limited resource, waitlists)
- Sounds good but is living on your own really affordable and sustainable (electricity, gas, water, food, transport, clothing, mobile phone costs)



SPin Share Housing

Background cont'd



- Broadens the gap between social housing and the real world (welfare trap)
- Disincentive to improve circumstances
- Financially unviable for Housing Provider, therefore restricts the amount of youth that can be assisted at any one time



SPin Share Housing Beliefs



- Share housing is normal and the most affordable housing option for young people
- There are issues with the current housing options for people seeking accommodation as an individual
- Supply may not be the real issue (**1030** rental listings in postcodes 4300, 4301, 4304 & 4305 – realestate.com.au 20/4/16)
- Young People with no tenancy history = No TICA
- Increasing Social Housing supply in a region with a rapidly growing population may not produce the results we hope for
- The answer may be as simple as **changing the way we use what we already have!**



SPin Share Housing Beliefs cont'd



We also believe that

People Can

And that

They need someone to walk alongside them in their journey, while they develop the skills necessary to live healthy, happy and independent lives

(Supportive Housing)



SPin Share Housing Concept



- In 2013, Ipswich Independent Youth Service (IIYS), Churches of Christ Care Housing Services and the Department of Housing and Public Works (Ipswich) started to look at ways to address the blockages in the Social Housing system for young people
- Majority of young people were seeking housing as an individual
- Majority of stock was 3 bedroom
- It wasn't hard to see why they weren't getting offers
- It was time to be creative
- And this was the start of SPin Share Housing



SPin Share Housing Concept cont'd



- SPin Share Housing is share housing applied in a Social Housing context with supports added
- Current
 - 2 x 3 bedroom (HPW) properties with 3 individual leases per property (with a realistic rent model)
 - Property Management by Churches of Christ Care Housing
 - 3 IIYS Case managers per house
- Support ideally commences prior to tenancy allocation and continues after exit to ensure success



SPin Share Housing

Support & Tenancy Management

- All applicants must have a current Department of Housing Application
- Referrals are currently received from IIYS, Department of Housing & Child Safety
- Linked with Local networks through Under 1 Roof
- Each referral is linked with IIYS
- Referrals are interviewed by Churches of Christ Housing Officer and IIYS Case Manager
- Each resident is assigned an individual case manager to avoid conflicts



SPin Share Housing

Support & Tenancy Management Cont'd



- House meetings are held to discuss general house keeping
- Training is provided by Churches of Christ Care Housing Officers on Tenancy Rights and Responsibilities
- Bedrooms are furnished by the residents (IIYS does have some brokerage that has been utilised to assist some residents to get a bed)
- Tenants are responsible for maintaining the yard and gardens



SPin Share Housing

Support & Tenancy Management Cont'd



- IIYS provides individual case management
- IIYS applied to change the model of their service delivery in 2014 by relinquishing one of their shelters and re-allocating the funds to a mobile outreach service to meet need identified in Ipswich for outreach support
- Support has been provided by IIYS with no new funding – existing funding has been redirected



SPin Share Housing

Rent & affordability comparison

Social Housing Rent vs

25% rent only

\$53.00 per week

SPin Rent Model

30% fully serviced (rent, elect, gas, water, internet, furniture, support/case management)

\$113.00 per week

Client income remaining

\$160.40/w

Less: elect/gas, water

No internet, increased mobile

Phone costs, furniture costs

\$152.40/w



SPin Share Housing Advantages



- It's normal and realistic – most young people start out by living in share housing
- It further reduces living expenses by sharing of groceries/staple items/cleaning products, furniture, transport and energy costs
- Fully furnished including kitchen utensils, cutlery crockery, etc. (except bedroom for individualisation)
- Bedrooms are lockable for privacy, safety and security of personal belongings
- Learning experience in a protected and supported environment (social, living & practical)
- Individual leases
- Unlimited internet – job searching/education
- Case management support & Chaplaincy support



SPin Share Housing

Advantages cont'd



- Support to access employment, education, sports/recreation, learner driver programs, etc.
- Rent is fixed – will not change with increase or changing income
- Realistic budget from the beginning – not a big increase if moving into private rental share housing or student accommodation
- Rental reference acceptable to Real Estate Agents
- Benefits of peer mentoring, motivation, socialisation
- It is a stepping stone between social housing and private rental - welfare and employment - supported and fully independent housing



SPin Share Housing Outcomes



- 10 tenancies
- 40% of tenants exited to independent housing after an average of 4 months in the house
- The other 60% are current tenants
- 1 tenant became ineligible due to their income
- No rent arrears for duration of pilot
- Houses well looked after – no property damage
- No serious conflict – tenants are supported to manage conflict rather than have a ‘House Manager’ mediate



SPin Share Housing SPin into the Future?



- SPin Share Housing is supported regionally by the Department of Housing and Public Works
- Approved by the Housing Minister
- The model could be applied to different target groups
- Head-lease model now being funded
- The individual case management model allows for multiple support agencies (BYO Case Manager)



SPin Share Housing



For many people Social Housing is an opportunity for growth, a stepping stone – part of their journey

Not the end goal



Questions?



Thank you