

4 SJD COMMUNITY HOUSING PROJECT

FILE REFERENCE INT1870415

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RECOMMENDATION

That Council resolves to:

- Give public notice in accordance with the provisions of Section 190 and 223 of the Local Government Act 1989 of the proposal to lease 21 Stringy Bark Circuit Pakenham to a Registered Housing Agency under the Housing Act 1983 by private agreement, in accordance with Council Policy, and for the purpose of providing affordable housing. The lease will be conditional upon a planning permit being issued by Council. The principal terms of the lease to be:
 - Fixed Term – 50 years.
 - Commencement date – pending certificate of occupancy.
 - Rent – Nominal.
- In the event of submissions being received, the Chief Executive Officer be authorised to make arrangements to hear such submissions and;
- If Council resolves to enter into the lease of the land that the development agreement with Victorian Homeless Foundation be executed on the key terms set out in the report once the final form of the agreement has been agreed to by all parties.

Attachments

1 Locality Map 1 Page

EXECUTIVE SUMMARY

As detailed at Council Briefing on Monday 27th August, Cardinia Shire Council intends to partner with The Victorian Homeless Fund (VHF) and SJD Homes (SJD) in the construction of a family home. SJD Homes, based in Officer, will be responsible for undertaking construction and engaging local traders to donate materials.

The Victorian Homeless Fund will raise funds through community, corporate and philanthropic donations to pay for labour and administration expenses. It is proposed that 21 Stringy Bark Circuit be used for this development.

Council will retain ownership of the land without any responsibility for grounds, building or tenant management.

A housing association/provider will manage the tenancy.

Agreements with The Victorian Homeless Fund and the Housing Association responsible for managing the property and tenancies are currently in development.

BACKGROUND

The Victorian Homeless Fund (VHF)

- The VHF was founded in 1987, the International Year of Shelter for the Homeless, and is an independent charitable organization with the sole purpose to work in the area of homelessness in Victoria.

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- The VHF aims not only to relieve homelessness but also to prevent homelessness by contributing housing stock where it is needed. Generally, the VHF partners with community and charitable agencies that deliver services to those in need and have the capacity to administer the properties.
- Through the work of the VHF, long-term and transitional housing has been provided for an estimated 300 people, predominantly families. In excess of \$9M worth of housing stock has been donated.
- The VHF completed an extremely successful project in Carrum Downs in late 2017 and has recently commenced construction of another family home in Ashwood.

The Cardinia Project

In line with the objective to build a house to provide a home suitable for a family, the project entails construction of a 3-4 bedroom house on a suburban block. Construction will be undertaken by local Officer Builder, SJD Homes, using a standard design and specification.

Funding

Funding is sourced from donors, large and small, to support the construction of the houses. 100% of funds are used directly on the projects. The Housing Industry Association donates administrative support and those companies associated with the committee or the builder donate materials and labour.

Target Group

The VHF's target group for this project is specifically women and children, particularly those made homeless by family violence. The VHF has the skills, experience and commitment to contribute new, desperately needed houses solely for the relief of homelessness. The model brings together donations of building materials, labour and philanthropic funds to produce family homes on land supplied by Government or charitable organisations. The VHF partners with community housing providers who ensure that families in need receive not only shelter but the security and on-going support they require in order to thrive.

SJD Homes:

Local builder SJD Homes has been building homes in the Cardinia Shire for over 20 Years. The Company is committed to serving and giving back to the community and does so in many ways. SJD will build one of its range of quality houses using materials and labour donated by a wide range of suppliers and contractors, many of whom are also locals.

Cardinia Shire Council:

Stringy Bark Circuit

- Address: 21 Stringy Bark Circuit
- Size: 464sqm
- Zone: Comprehensive Development Zone – Schedule 1 (CDZ1)
Overlay: Development Contributions Plan Overlay – Schedule 1 (DCPO1)
- Due to the small land size, this site would be suitable only for a residential development. The development will respond to the surrounding character, which generally consists of conventional single dwellings.

Land History

- In 2004 this parcel of land was transferred into Council ownership as part of the open space contribution associated with Stringy Bark Circuit subdivision of land.
- In August 2017 the land was considered in excess and not required for this use
- Council therefore considered selling the land on the open market and undertook a planning process to remove the Reserve status.
- This process was completed in 2018 and the Reserve status has now been removed.

POLICY IMPLICATIONS

Cardinia's Liveability Health Plan 2017 -20121 (Municipal Public Health and Wellbeing Plan)

Housing has been identified as a critical health issue in our community and as such is a dedicated policy domain area. Living in lower-quality housing has been associated with poorer mental health and higher rates of infectious diseases, respiratory problems, and injuries. Those who live in rented

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accommodation have worse physical and mental health than owner-occupiers, and some studies have shown housing tenure to be a better predictor of health compared to other measures.

Together We Can

Council has committed to the large collective impact project 'Together We Can' in partnership with Family Life. This project sees involvement from every sector to act in preventing and ending family violence in Cardinia Shire. Family Violence is recognised as a significant cause of homelessness for women, children and youth.

Cardinia Housing Strategy 2014 -2018

On 16 December 2013, the Housing Strategy Strategic Plan 2013-2018 was endorsed at the General Council Meeting. A number of actions pertaining to affordable housing support this project.

RELEVANCE TO COUNCIL PLAN

Our Community

- Improved health and wellbeing of our residents - Assist with establishing partnerships and social infrastructure opportunities that improve health and wellbeing outcomes for residents
- Our diverse requirements are met - Promote access to a mix of housing types to cater for the varying needs of people

Our People

- Access to a variety of services for all - routinely review overall community needs for services and either deliver or advocate for others to provide services to meet these needs.
- Improved health and wellbeing for all - Support children, young people, families, older adults and people with disabilities by providing a range of accessible services and facilities

CONSULTATION/COMMUNICATION

- Organisations currently working with Council officers on the social housing projects are: Women's Property Initiatives, Windermere, WAYSS, MIND, and Wintringham.
- SJD will consult with local organisations to receive donations of materials
- VHF will engage with local organisations and philanthropists to encourage donations and support for the project.
- Councillors were briefed on the project most recently on Monday 27th August.

FINANCIAL AND RESOURCE IMPLICATIONS

There are no long term financial implications for Council.

For the purposes of this report, the approximate value of the land is \$300,000 which has been based on adjacent land values, though a formal valuation will need to be undertaken.

CONCLUSION

SJD Homes and the Victorian Homeless Funds in partnership with Council propose to build a residential home for a family in need. This will be a community driven initiative as all tools, materials and labour will be donated from local philanthropists, suppliers and contractors. Council proposes that 21 Stringy Bark Circuit be used for this development.



Legend

- Proposed Road Name
- Easement
- Bus Stops
- Railway Stations
- Railway
- Bunyip Horse Trail
- Property Address
- Easements
- Road Casement
- Property
 - Approved
 - Proposed
- Parcel
 - Approved
 - Proposed
- Rivers
 - River
 - Creek
 - Drain
- Town Boundary
- Asset Landscaping
- Estates

Notes

0 41.63 83.3 Meters
1:1,639
Data Source: State & Local Government. ©CARDINIA SHIRE COUNCIL

14-May-2018
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