Peel Away the Mask III

Final Priority Project Profiles and Costings

Client: Regional Development Australia Peel

January 2023

Contents

Reliance and disclaimer

This report has been prepared by FAR Lane for the exclusive use of the Regional Development Australia Peel and for the purposes specified in it. This report is supplied in good faith and reflects the knowledge, expertise, and experience of the consultants involved.

FAR Lane accepts no responsibility whatsoever for any loss occasioned by any person acting or refraining from action as a result of reliance on the report, other than the addressee. In conducting the analysis in this report FAR Lane has endeavoured to use what it considers is the best information available at the date of publication, including information supplied by the addressee.

Unless stated otherwise, FAR Lane does not warrant the accuracy of any forecast or prediction in the report. Although FAR Lane exercises reasonable care when making forecasts or predictions, factors in the process, such as future market behaviour, are inherently uncertain and cannot be forecast or predicted reliably.

FAR Lane shall not be liable in respect of any claim arising out of the failure of a client investment to perform to the advantage of the client or to the advantage of the client to the degree suggested or assumed in any advice or forecast given by FAR Lane.

Delta Echo Pty Ltd
T/A FAR Lane ABN 47 609 529 928

INTRODUCTION

FAR Lane was contracted by Regional Development Australia Peel (RDA Peel) to investigate the cost of delivering priority social programs, services and infrastructure in the Peel Region. The intent of this project was to identify programs, services and infrastructure that RDA Peel can include in advocacy materials and conversations in their ongoing role of supporting the economic and social development of Peel.

The projects profiled in this report were identified through the Peel Away the Mask III Report and Action Plan, which were delivered in 2022. Peel Community Development Group (PCDG) who have led the development of the last three (including 2022) Peel Away the Mask reports were asked to identify the projects that should be costed based on priority needs in the Region.

PCDG utilised insights from the Peel Away the Mask III Action Planning Forum (held in Mandurah in June 2022) which invited a large number of health and community service providers who operate in the Peel Region to prioritise actions identified in the Draft Peel Away the Mask III Action Plan. PCDG submitted the following projects to RDA Peel for profiling and costing:

1. Expanding volunteer services
2. Supporting new parents to navigate childhood development
3. Delivering men’s behaviour change program
4. Life skills for primary schoolers
5. Expanded temporary accommodation

The following stakeholders provided their time and insights (via Zoom meetings, emails and phone calls) to FAR Lane to help develop profiles and estimated budgets (over a 4 and 5 year period):

- PCDG
- Choyces
- Allambee
- OVIS
- WestAust Crisis Accommodation
- Anglicare WA
- Relationships Australia (WA)
- Peel Volunteer Resource Centre

The purpose of this work was not to provide a business case or feasibility study for each program / service / infrastructure, but to develop a high level understanding of the operational and financial requirements of each so that early advocacy could begin. It is envisaged that each of these programs will require further profiling and investigation as they develop into funding proposals, and that this process will be led by PCDG and their partners in the health and community services sector.

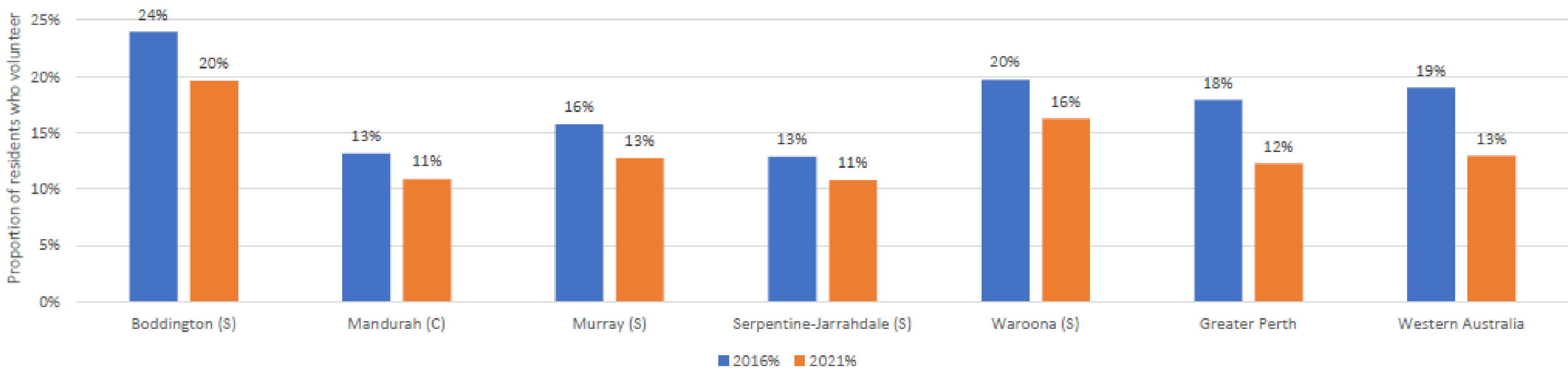
EXPANDING VOLUNTEER SERVICES

"Volunteering is time freely given, but enabling volunteering is not free. Volunteers need induction, training and ongoing management and support. The role of volunteers in Australia needs to be recognised, supported and resourced"
Volunteering Australia CEO, Mark Pearce[1]

Volunteers are a critical resource in providing community services, particularly to people living in isolated areas like Boddington and Waroona. Between 2016 and 2021, the proportion of people engaged in volunteering has decreased across the Peel Region.

Figure 1 – Peel Away the Mask III Report Excerpt (page 77)

Figure 40 - Proportion of population participating in volunteering, 2016 and 2021



Source: ABS Census 2016 & 2021, FAR Lane 2021.

In addition, the proportion of people who observe a religious faith has decreased significantly (this is observed across Australia). Faith-based organisations are another critical provider of volunteers. Research conducted by Volunteering

[1] https://www.volunteeringaustralia.org/research/covid-19-research/re-engaging-volunteers-and-covid-19/#/

Australia indicates that at the National level, "*In 2019, 7% less Australians volunteered for an organisation compared to 2010, with the decline most evident for women (-10%). The data shows Australians are time-poor with 40% of people saying they feel rushed or pressed for time, which seems to have had a troubling impact on the number of hours Australians' volunteer. Although the almost six million Australians who volunteered in 2019 contributed almost 600 million hours to the community, this is a 20% decrease from 2014 (743.3 million hours).* "

Volunteer services not only identify and onboard people who can help provide critical services, they help address skills gaps and help people reengage in the workforce. There is a current mismatch between the Peel Region's industries and the local education and training options available, leading to people seeking education or employment outside the Region. Workforce planning is generally reactive, not proactive, and this has been exacerbated by COVID-19 with a decrease in skilled migration a key challenge for industry. Volunteering may help people who are currently disengaged from the workforce to build new skills and help their local community.

Expanding volunteer resources in the Peel Region

Resources for volunteer services have been significantly cut in the Peel Region, with already limited services currently only funded by the Federal Government to June 2022. Place-based services provide the critical infrastructure required for safe, effective and sustainable volunteering.

By expanding the services available in the Peel Region, delivering outreach support to Volunteer Involving Organisations (VIOs) and volunteers, and investing in new software and processes to make volunteer onboarding and placement more streamlined, there is the potential over a four year period to:

- Educate and have registered over 100 new VIOs (currently approximately 165 are registered).
- Register over 400 new volunteers.
- Link over 300 volunteers with VIOs.
- Link over 30 groups of volunteers with VIOs.

Impacts

Volunteering is linked to improved social outcomes for communities through[2]:

- Improved perceived mental health and quality of life amongst those who volunteer.
- Increasing psychological and social capital within communities.
- Increased community 'crisis' resilience – through the development of active volunteer cohorts who are critical during crises and natural disasters.

Key service elements

1 FTE Manager Leading on strategic network development, project management, contract management and developing new systems.	**0.8 FTE Regional Coordinator** Delivering outreach support and education to VIOs, onboarding and interviewing volunteers across the Peel Region every week.	**1.0 FTE Administrator** Supporting the Manager and Coordinator to deliver high quality services to VIOs and volunteers, as well as managing the day to day operation of the service.
0.2 FTE Marketing Resource Providing proactive and innovative marketing of volunteer positions and opportunities and raising the profile and importance of volunteers across the Peel Region.	**Volunteer Management System** Through this new innovative volunteer registration model, a centralised Peel Volunteer Service Provider will have a capability to: • Create a central database of active volunteers that VIOs can browse; and	**High visibility location** Ability to obtain a visible (shop front) office location. Ability to utilise shop front window to advertise current positions and increase ability for potential and existing volunteers and VIOs to find support.

[2] Volunteers Australia Research

	• Reduce administration for volunteers and VIOs by handling WA Police Checks and any other requirements for volunteer positions, making it quicker to get volunteers when needed	

Estimated budget required to deliver described services

Summary

4 year period	$1,792,182
5 year period	$2,265,037

Year 1	Year 2	Year 3	Year 4	Year 5
$416,966	$454,088	$455,430	$465,698	$472,856

Detailed

	Year 1	Year 2	Year 3	Year 4	Year 5	Assumptions
Employment costs	$336,518	$ 350,226	$ 359,583	$368,520	$372,763	1 FTE Program Manager 1 FTE Administrator 0.8 FTE Regional Coordinator 0.2 FTE Marketing and Social Media
Operating costs	$80,448	$102,361	$94,347	$97,178	$100,093	Equipment Phones

						Marketing Stationery Insurance Staff Travel Office lease costs Hot desk rental (CRCs for regional outreach) **Implementation of Volunteer Management System:** Software development Launch event Travel Communications and website Police clearances and Working With Children check budget
External consultants	$ -	$1,500	$1,500	$ -	$ -	Website development
Project Total	$416,966	$454,088	$455,430	$465,698	$472,856	Excluding GST

SUPPORTING NEW PARENTS TO NAVIGATE CHILDHOOD DEVELOPMENT

*"Children's learning and development in the early years is integral to their wellbeing, and in the longer term impacts their job prospects, and participation in and connection with the wider community. For most children, **the home** is the main influence on child language and cognitive development in the early years".*[3]

The Peel Away the Mask III Report highlighted that young people in the Bindjareb (Peel) Region are experiencing more complex and severe mental health challenges. Depression and anxiety are increasingly being reported to health and community service providers by young people and / or their parents and guardians. One youth service provider consulted during the Peel Away the Mask III project estimated that approximately 30% of young people in the Bindjareb Region were experiencing family break down, and 30% are experiencing a mental health issue. Access to health and community services especially in remote towns / communities across the Region was highlighted as key challenge in consultation. Outreach is constrained by NFP resources that are not growing with the cost of doing business and as community needs evolve.

This results in many parents, particularly first-time parents, not having access to the services and information they need to meet their children's developmental milestones. A lack of accessible services and information also contributes to stress and isolation in parents and can put strain on relationships. This can have a significant impact on a child's early development, and lead to learning and emotional development challenges later in life.

The Parent Passport

More resources need to be channelled into empowering new parents with the information and support they need to provide a healthy learning and development environment for their children. There are a range of Peel based services and information that parents can access from age 0 to 18 (child's age), and these services and systems can be complicated to identify and navigate. The Parent Passport resource will 'do the work' for the parents, providing am easy to read, one-stop-

[3] Australian Institute of Health and Wellbeing, Child Learning and Development, https://www.aihw.gov.au/reports/children-youth/australias-children/contents/education/child-learning-and-development, Accessed December 2022.

shop of resources and services that are place specific. The resource will be made available to parents (particularly first-time parents) through the existing network of community and health service providers throughout the Region.

Initially, the Parent Passport will be a simple resource, available in the Peel Region's main languages spoken at home by the community (for example, according to the Australian Bureau of Statistics 2021 Census, the top languages other than English spoken in Mandurah include: Afrikaans, Tagalog, Filipino, Thai, Mandarin). Ensuring the resource is available in multiple formats and languages will be key to its accessibility, recognising parents will have varying degrees of literacy, computer literacy and English may not be their first language.

The resource will be easy to read and understand, providing a 'roadmap' for parents, including reminders and tips, with links to existing resources that are being provided as close to their home as possible, or online.

In 2021, there were approximately 15,000 households that contained couples with children in the Peel region, many of whom could benefit from this resource[4].

Potential formats include:

- Webpage
- Fridge magnet (much like a calendar)
- Short booklet, arranged like a Passport, where parents can 'check off' key dates, tasks and milestones.
- Posters (child and adult version) could be displayed on side of fridge or toilet doors etc.

Future iterations (not included in this costing) the Parenting Passport may include an "App" or a more detailed website.

Impacts

- More children have a strong foundation for early childhood and primary school learning and development, leading to stronger long term education outcomes.

[4] ABS 2021, Households containing Couples with Children.

- Less children are reported as vulnerable in one or more development domains.
- More parents able to navigate parenthood and support strong childhood development.
- Increase in parental contact with services, support networks and peer networks.

Key service elements

1.0 FTE Project Research and Development (first 2 years) Leading on strategic network development, project research, project design and developing new systems.	**0.5 FTE Ongoing Project Management (Year 3 onwards)** Ongoing project management, including maintaining relationships with service providers, updating resources, promoting the resource, evaluation of the resource and its uptake and effectiveness.	**Parent Champions** Leveraging parents in the community to share the resource through their community and peer networks. These would be casual roles to cover attendance at workshops
Accessible hard copy resource, supported by online webpage An engaging printed resource, shared by the region's service providers, providing Peel specific information (where required, some information may be based on State or National requirements, i.e., health check reminders). The same information will be available online for those who are	**Translation of resource into top regional languages** The resource will be translated into the region's top languages, ensuring maximum accessibility. This includes using and acknowledging First Nations language where possible.	**Potential to upgrade to webpage or application in future** Based on up-take of the resource (to be monitored during program delivery), there is potential to turn the resource into a webpage or application, while retaining the paper based resource.

Estimated budget required to deliver described services

Summary

4 year period	$769,700
5 year period	$933,200

Year 1	Year 2	Year 3	Year 4	Year 5
$205,907	$243,315	$160,118	$160,452	$163,502

Detailed

	Year 1	Year 2	Year 3	Year 4	Year 5	Assumptions
Employment costs	$153,769	$157,557	$85,028	$87,098	$89,219	Program Manager: 1.0 FTE Year 1 and 2 (research, design, startup) 0.5 FTE Year 3 onwards Parent Champions casual rate
Operating costs	$17,821	$45,206	$48,403	$46,612	$47,033	Equipment Phones Marketing Stationery Insurance Staff Travel Website development and hosting (Year 3 onwards) Translation of materials
External consultants	$34,318	$40,552	$26,686	$26,742	$27,250	External evaluation of program
Project total	$205,907	$243,315	$160,118	$160,452	$163,502	Excluding GST

DELIVERING MENS BEHAVIOUR CHANGE PROGRAMS

"All our Programs have a high demand, and we see this is significantly increasing due to Mandurah and the Region's growing demographic and high incidences of family breakdown, unemployment, DV, homelessness and ageing population. All programs offering services in these areas are at full capacity and most holding waitlists in relation to our outreach services, we can report that where outreach has been offered to Regional towns such as Pinjarra, Boddington and Waroona - service was ceased due to funding being stopped." Peel Away the Mask survey respondent.

A 2016 survey estimated that 2.2 million adults in Australia have been the victim of physical and or sexual violence by a partner since the age of 15. This includes on average 1 in 6 women (1.6 million) and 1 in 16 men (548,000) [5]. Between 2014-15 and 2015-16, 1 woman was killed every 9 days, and 1 man was killed every 29 days by an intimate partner[6]. In the same period in Western Australia, 1.5% of women aged 18 years and over reported that they had experienced violence by a partner during the 12 months prior to the survey[7].

Domestic, family, and sexual violence can occur anywhere and to anyone, but there are more at-risk groups in our community, including children, young women, older people, people with a disability, people from culturally and linguistically diverse backgrounds, LGBTQIA+ people, people from remote or rural areas, Indigenous Australians and people from socioeconomically disadvantaged areas[8].

Nationally, the cost of family and domestic violence to the economy is estimated to be approximately $22 million per annum[9]. People who experience family and domestic violence are also highly represented in the homelessness population,

[5] Australian Institute of Health and Wellbeing, Family Domestic and Sexual Violence Australia, 2019. https://www.aihw.gov.au/reports/domestic-violence/family-domestic-sexual-violence-australia-2019/data
[6] Ibid, Australian Institute of Health and Wellbeing, 2019.
[7] Ombudsman Western Australia, Family and Domestic Violence in Western Australia.
[8] Ibid, Australian Institute of Health and Wellbeing, 2019.
[9] KPMG, 2016 & AIHW, 2019.

with a Specialist Homelessness Services Annual Report identifying that 42% of their clients identified as having experienced family and domestic violence.[10]

In the Peel Region, support providers are experiencing more complex and severe reports of family, domestic and sexual violence, as well as an increase in demand for their services. According to the Peel Away the Mask III Report, a family, domestic and sexual violence service provider based in the Region stated that they were unable to assist 10-15 women who sought their services each week due to lack of resources. While these women were often referred to other local services, this indicates that there is excess demand for support that is not being met within the Region. Importantly, this relates only to those who feel empowered to seek help. Similarly, a family, domestic and sexual violence service provider based in the Region, indicated that the average wait time for clients who are not at-risk is now 6 months or longer.

Crime statistics that compare 2016 with 2021 suggest a minor increase in the number of Family Assaults (see Assaults (Family). Consultation with service providers in the Region indicates that since 2012 (the last PATM report), there has been an increase in crisis, complexity and support requirements associated with domestic and family violence in the Region.

Delivering Men's Behaviour Change Programs in Peel.

Addressing the challenge of family, domestic and sexual violence requires both prevention and response approaches. In the Peel Region, several service providers already deliver response services, through crisis support, refuges and case management. In 2022, there is a gap in prevention programs that work with people, specifically men, who use violence in in intimate partner relationships or families. Currently, men who are required to attend behaviour change programs by the justice system must travel to Rockingham or Perth to access these services.

[10] Ibid, Australian Institute of Health and Wellbeing, 2019.

There is potential to deliver these services within the Peel Region to enhance access up to 375 men over 5 years who are seeking support or are mandated to attend.

Proposed services

- Five 24-week Men's Behaviour Change programs available in the Peel Region per annum, each program servicing up to 15 men.
- Delivered in hired community spaces and meeting rooms.
- Two programs to be delivered in Mandurah.
- Three programs to be delivered in regional locations (likely starting with Pinjarra, Serpentine and Waroona).
- Delivered by 1.6FTE team of experienced and highly trained program facilitators, supported by a project manager and administration support.
- Ongoing one-on-one support for program participants who require follow up support after completing their program.

Impacts

Direct

- More men (up to 375 over 5 years) are encouraged to take responsibility for their use of family violence.
- More men have the opportunity to explore attitudes and beliefs that may influence their use of violence.
- Increase men's understanding of the impact of their use of family violence on their partners and/or children .
- Assist men in making changes towards developing safe and respectful relationship with their partners and children as a foundation for enduring relationships.
- Men receive support to manage issues that can lead to use of violence:
    - Housing difficulties and homelessness
    - Drug and alcohol use

- Mental and physical health issues
- Language and cultural barriers.

Long term

- Reduction in prevalence and severity of family, domestic and sexual violence in the Region.
- Improved socio-economic outcomes for children and families in the Peel Region.
- Reduction in women and children forced to escape unsafe homes (these women are often forced to utilise refuges and crisis accommodation and are vulnerable to long-term financial stress).

Key service elements

0.6 FTE Team Manager Leading on strategic network development, human resource management, project management, contract management and developing new systems.	**1.6 FTE Program Facilitator** A team of both male and female facilitators, delivering the Behaviour Change program in Mandurah and the Peel Region.	**0.2 FTE Administrator** Supporting the Team Manager and Facilitators by organising program logistics and basic reporting.
0.4 FTE Community Development Role Providing complementary community development and support activities, including breakfasts, BBQ's and ongoing one-on-one support to program participants following the completion of their courses.	**Staggered regional delivery to enhance access** By operating 5 programs throughout the year across the Region, those who might miss the start of a program in their area can join another program in a nearby regional centre, avoiding travel to Rockingham or Perth.	**Ongoing support for participants** Many participants will require and benefit from ongoing support following the completion of their program. This program factors in and resources the provision of ongoing counselling or contact for those who require it, as well as support to connect all

		participants with the relevant services in their area.

Estimated budget required to deliver described services

Summary

4 year period total	$2,259,000
5 year period total	$2,858,000

Year 1	Year 2	Year 3	Year 4	Year 5
$ 545,400	$ 558,100	$ 571,200	$ 584,700	$ 598,500

Detailed

	Year 1	Year 2	Year 3	Year 4	Year 5	Assumptions
Employment costs	$329,270	$337,501	$345,939	$354,587	$363,452	0.6FTE Team Manager 0.2 FTE Admin Coordinator 0.4 FTE Community Coordinator 1.6 FTE Facilitators
Operating costs	$145,004	$147,868	$150,817	$153,855	$156,984	Room Hire Dad's BBQs Breakfast Club Equipment Phone

						Marketing Stationary Insurance Staff travel
External consultants	$71,141	$72,805	$74,513	$76,266	$78,065	External evaluation of program
Project total	$545,415	$558,174	$571,270	$584,709	$598,502	Excludes GST

LIFE SKILLS FOR PRIMARY SCHOOLERS

The Peel Away the Mask III Report identified that the Peel Region's primary and secondary students experience lower levels of socio-educational advantage compared to the national average. In most Local Government Areas there has been a stagnation or decrease in the level of socio-educational advantage since 2015[11].

Figure 1 – Average Primary and Secondary ICSEA Scores across the Region, 2015 & 2020 (PATM III Report page 28)

	Primary School		Secondary School	
Area	Average ICSEA Score 2015	Average ISCEA Score 2020	Average ICSEA Score 2015	Average ISCEA Score 2020
Boddington	983	960	983	960
Mandurah	990	988	997	1,002
Murray	971	984	988	988 (no change)
Serpentine Jarrahdale	989	989 (no change)	1,002	1,000
Waroona	959	942	934	934 (no change)
Peel	984	984 (no change)	989	988
Australia	1,000	1,000	1,000	1,000

Sources: Australian Curriculum, Assessment and Reporting Authority 2021, MySchool & FAR Lane 2021.

In addition, Peel Away the Mask III identified that students in the Peel Region are reporting increasingly complex mental health challenges to schools that do not always have the resources to provide the necessary individualised support. Schools rely heavily on external services such as the Peel Health Hub to triage and address complex cases.

A 2019 Australian study into the impact of mental health on school attendance indicated that it is possible that absences from school (that are due to mental health issues) could reinforce poor mental health through a self-perpetuating cycle. In addition, if absence from school is associated with reduced levels of connectedness, engagement, and academic

[11] Index of Community Socio-Educational Advantage (ICSEA), 2021.

performance, these could further exacerbate mental health issues leading to further absence from school if the cycle is not disrupted[12].

"Schools require more support from volunteers due to increasing student challenges including anxiety, disability, social issues. Increased screening and training requirements for volunteers takes time." Peel Away the Mask community and health worker survey respondent

By targeting life skills in childhood, young people in Peel stand a better chance of navigating life's challenges and stay on a path to completing their education. This will enable Peel's young people to better realise work, education and personal opportunities after schooling years.

Expanding services through a collaborative approach to delivering critical life skills in school

There is an opportunity for existing service providers to work together to deliver a comprehensive Life Skills Program to primary school students across the Peel Region. Starting in Year 2 and finishing in Year 6, students would receive developmentally appropriate life skills curriculum, with an initial focus on:

- Kids against violence – Exploring gender equality, identifying feelings around violence and strategies in keeping safe.
- Mental health and wellbeing – Exploring topics surrounding mental health in order to help students better understand themselves, their emotions and other people's emotions and reactions.
- Drug and Alcohol education – Exploring the potential harms from legal and illegal drugs such as caffeine and energy drinks, tobacco, alcohol and cannabis.

By combining and coordinating on program delivery as part of a Life Skills in Primary Schools Consortium, there is an opportunity to reach 21,000 Peel students across 5 years, increase efficiency and learnings across service providers, and

[12] D Lawrence, V Dawson, S Houghton, et al. "Impact of mental disorders on attendance at school'. Australian Journal of Education, Vol 63, Issue 1, 2019.

streamline contracting and administration both for funders (State Government) and the schools wishing to host the programs.

Combined evaluation and resourcing will lead to iterative program improvements and outcomes for student and teacher experiences.

Impacts

- More children have a strong foundation for early childhood and primary school learning and development, leading to stronger long term education outcomes.
- More children are equipped with a diversity of life skills which enable them to better navigate life's challenges and achieve their personal aspirations.
- Decrease in number of children reported as vulnerable in one or more development domains.
- Reduced burden on teachers and school system.
- Less children and families requiring support from health and community services .

Key service elements

Experienced Youth Facilitators supported by mentors Trained facilitators and mentors delivering interactive, age appropriate programs for students across Years 2, 4, 5 & 6.	**Capacity to reach 16 schools per year** By delivering programs concurrently, up to 16 schools can be serviced each year, with opportunities to expand with additional resources	**Regional service** While the majority of service delivery will be based in Mandurah where a large number of schools are located, there is capacity to service schools across the region, helping to reach

		those young people who are even more isolated from support services.
Continuous learning embedding positive messages If they remain at the same school, students will have the opportunity to engage with the Life Skills program from Year 2 through to Year 6. The program evolves with the students, ensuring they continue to develop new skills and learning, in line with what is appropriate for their age.	**Ongoing evaluation** Embedded in the program are resources for extensive and external evaluation. This will ensure the programs can be iterated to capture learning and improvement.	**Collaborative approach** Services providers working together in a consortium to deliver programs efficiently, improving experiences for schools and funders.

Estimated budget required to deliver described services

Summary

4 year period	$5,745,600
5 year period	$7,410,741

Year 1	Year 2	Year 3	Year 4	Year 5
$1,298,400	$1,394,000	$1,430,400	$1,622,800	$1,665,100

Detailed

	Year 1	Year 2	Year 3	Year 4	Year 5	Assumptions
Employment costs	$1,043,734	$1,069,828	$1,096,573	$1,278,945	$1,310,919	0.01 FTE CEO 0.01 FTE COO 1 FTE Program Manager 5 FTE Facilitators 5 FTE Co-Facilitators 0.2 FTE Administrator
Operating costs	$104,656	$138,741	$142,903	$147,190	$151,606	Equipment Phone Marketing Stationery and printing (approx. 150 children per school, 16 schools per year) Insurance Staff travel (regional schools)
External consultants	$150,000	$185,400	$190,962	$196,691	$202,592	External evaluation of program
Project total	$1,298,391	$1,393,969	$1,430,439	$1,622,827	$1,665,117	Excludes GST

EXPANDED TEMPORARY ACCOMMODATION

"Suitable accommodation options are hugely lacking in the area. Despite SHERP funding and the announcement of Common Ground we need more targeted accommodation options for specific cohorts otherwise the demand for services addressing housing, homelessness, essential needs and emergency relief will remain significantly higher than what we are resourced for." Peel Away the Mask III Report Survey Respondent

Driven by an increasing population, a lack of affordable rental accommodation and an increasing number of families experiencing housing stress, the number of people experiencing homelessness is increasing across the Peel Region, particularly in Mandurah. Consultation with homelessness and housing service providers conducted as part of the Peel Away the Mask III Report indicates that:

- In 2021, there was a waitlist of approximately 500 applicants for the City of Mandurah social housing stock of 700 dwellings.
- Families in the Region are having to spend significant proportions of their incomes on rent to avoid being homeless, leading to financial stress or simply having to move out of the Region and away from family and connections to find more affordable options.
- People experiencing family and domestic violence are having to remain in unsafe homes or live in unsafe conditions (i.e., in cars) due to the lack of affordable housing

The report also highlights that in 2021, the Shire of Serpentine-Jarrahdale was reported to have the country's highest levels of mortgage stress, while consultation indicated that in the Shire of Boddington, a lack of housing negatively impacted upon the LGA's ability to attract workers to the area. In the Shire of Waroona, rough sleepers are reported on an ongoing basis, with limited understanding about to what extent they are seeking out or receiving support. In 2016, Waroona, Murray and Boddington had higher rates of homeless people than the state average. The homelessness rate has increased in Murray and Waroona since 2011. Consultation indicates homelessness is an increasing issue in Mandurah.

"We are seeing many more women and children facing homelessness due to the housing crisis, crisis accommodation is becoming longer term accommodation and there is simply not enough space for everyone in need" – Peel Away the Mask III Report Survey Respondent

Data suggests that, with the exception of Serpentine-Jarrahdale, the number of clients receiving or supported by specialist homelessness services in the Region decreased between 2015/16 and 2020/21 despite increasing homelessness rates experienced across the Region. This contradiction may be driven by the ability of service providers to see clients, the impacts of COVID-19 (driving up homelessness but not homelessness support) or people experiencing different forms of homelessness (i.e., couch surfing, living with friends and family, living in vehicles) where they do not necessarily access support.

Addressing urgent needs while building a strong network of housing solutions for the future

There are a range of homelessness services and crisis accommodation solutions in the Peel Region, but they are currently unable to meet the growing demand. To get people and families out of cars, tents, caravan parks or unsafe homes, there is a need for accommodation that can provide highly affordable short-term rental options (up to 6 months) for people experiencing homelessness, particularly families with children. Current and planned housing projects in the Peel Region (see table 1) do not address the need for safe, small homes for families to access to while they attain long-term accommodation. With crisis accommodation, transition units and social housing stocks completely overwhelmed, the provision of short-term family-oriented will have an immediate and lasting impact.

If 2021 trends continue, there is potential for there to be an additional 270+ people experiencing homelessness in the Peel Region by 2031, who could benefit from additional temporary housing being available[13].

[13] Peel Away the Mask III Report, page 66.

Current models of crisis accommodation and social housing provision in the Peel Region

Type of service	Crisis / Refuge accommodation	Common Ground	My Home	Transition units	Government Social Housing
Target clients	Young people People experiencing family and domestic violence (inc. children)	Individuals and couples with high needs (unlikely to transition to other housing)	Individuals and couples Short term to permanent accommodation	Short term units in the community to assist transition from crisis / refuge to long term accommodation	Individuals and families
On site services and support	Yes	Yes	No	No	No
Current status	High and unmet demand	Construction of 100 bed facility planned for 2025	Sites planned for Mandurah (20) and Mundijong (12)	High and unmet demand	High and unmet demand

Developing a feasibility study and business case for required infrastructure and management services

A business case is required to properly investigate the financial feasibility and impacts of the establishment of short-term housing for people, particularly families, experiencing homelessness in the Peel region. The business case should investigate:

Program scale, model and locations

- Potential locations for housing development based on demand, with a focus on priority need areas and land that is earmarked for future social housing developments.

- Required housing scale and models (housing capacity, energy and services requirements, ensuring buildings meet universal requirements).

Financial and operating model

- Capital expenditure requirements (land costs, services (water, electricity) costs, building costs).
- Operational expenditure requirements (ongoing maintenance, human resources and other support services).
- Potential financial and funding models required to support ongoing operations (including revenue from rent, grant funding etc).
- Ongoing operating model, including governance structures required to deliver infrastructure, maintenance and support services.
- Estimated timelines for housing stock requirements, based on current and planned developments (i.e., Social housing stock, Common Ground and other crisis accommodation provision).
- Identification of potential funding sources, including both public and private sector funding sources.

Context and risks

- How the infrastructure will support / complement existing infrastructure and models (see figure 1) and help people transition to long term housing
- An "exit strategy" or long term plan for the infrastructure that ensures appropriate use of the investment (i.e., transition to Government owned social housing stock or ability to 'flat pack' and move to other locations as required).
- Program risks and management options.
- How the housing solution will integrate and complement existing and planned solutions such as crisis accommodation, social housing and Common Ground.

Impacts of additional temporary housing in Peel

- More people experiencing homelessness have access to short and medium term crisis accommodation that provides them with a safe and stable base from which to access services and employment.
- More people escaping family, domestic and sexual violence have access to safe temporary housing.
- More people escaping family, domestic and sexual violence have improved long term financial, employment and wellbeing outcomes.
- Less people experience chronic homelessness.

Estimated budget required to deliver described services

Summary

4 year period	$100,340
5 year period	$100,340

Year 1	Year 2	Year 3	Year 4	Year 5
$80,340.00	$20,000.00	$-	$-	$-

Detailed

	Year 1	Year 2	Year 3	Year 4	Year 5	Assumptions
Employment costs	$-	$-	$-	$-	$-	
Operating costs	$-	$-	$-	$-	$-	
External consultants	$80,340.00	$20,000.00	$-	$-	$-	Feasibility study and business case Business plan Risk Management plan Communications plan
Project total	$80,340.00	$20,000.00	$-	$-	$-	Excludes GST