

SOCIAL IMPACT REPORT. 2018



PROJECT
INDEPENDENCE

e enquire@projectindependence.com.au
t 02 6203 9500
a 2 King Street, Deakin, ACT 2600
w projectindependence.com.au

ABN: 46 160 299 409

EXECUTIVE SUMMARY

Home ownership rates for young people with an intellectual disability (ID) are among the lowest in Australia. Created as a social business, Project Independence (PI) aims to provide people with an ID with a pathway to achieving ownership of a property, through ownership of a company share.

Through our unique financial model that utilises a component of their disability pension, residents have access to suitable, safe and affordable housing that promotes a sense of commitment and community. The PI person-centred approach is designed to support residents to grow their independence while improving their position in the housing market.

Demonstrating our Social Impact

Our first two sites comprising 20 units were completed in mid-2016, with residents moving in September of that year. This year, our first Social Impact Report has been undertaken in order to demonstrate our impact for residents and the surrounding community. Our close and ongoing relationship with residents and their families has enabled us to gain a greater understanding of their needs and aspirations, including why PI was chosen as a suitable housing solution.

In the process of developing this report we have identified the following priority impact areas in line with PI program objectives:

- Housing supply;
- Resident wellbeing;
- Family wellbeing;
- Economic empowerment; and
- Service delivery.

The above priority impact areas are central to our mission and each is important for the PI solution to provide positive outcomes. Significant findings as identified in the report in these areas include:

- Demand for the PI housing solution has increased across three Australian States and one Territory.
- 18 residents sought the PI housing solution because they were seeking change from living in residential facilities, group homes and social housing that were not suitable to their needs. This includes a resident in their 30s living in an aged care facility.
- Since the first residents moved in in 2016, the PI 'try before you buy' engagement period has enabled a successful selection process, with PI welcoming 17 permanent residents who are now contributing loan repayments toward home ownership. This includes 13 out of 14 of the original group who moved in in 2016.

- Our resident survey identified the following positive responses:
 - 8 out of 10 residents are satisfied with their overall PI experience.
 - 10 out of 10 residents say living in a PI house has made them more independent.
 - 10 out of 10 residents say living in a PI house has enabled them to feel part of a community.
- We found that 7 out of 10 residents are satisfied or very satisfied that their rights as a resident are upheld and we have used this feedback to develop a model of care for our residents.
- All residents have paid at least 10% towards ownership of their home, leading to security, future financial options, choice and control for residents.
- This report presents two case stories: one explores independence outcomes for PI resident Teresa Bryan; the other details the experience of Peter Hall, father of PI resident Aimee Hall.

Our Social Impact Learning

PI is applying three key learnings in moving forward;

- A commitment to our model of care that upholds resident wellbeing and rights;
- Further exploration of our impact in the priority areas identified; and
- Refining our financial model in order to operate as a competitive social business.

Conclusion

PI is seeking innovative solutions to the problem of access to housing choice and control for people with an ID. Although newly established, PI is pleased with the positive outcomes emerging for our residents, families and the community and will continue to strive to improve our performance in our priority impact areas. We look forward to working further with our partners to support the lives of our residents and change the way people with an ID live in their communities.

PROJECT INDEPENDENCE.

ACCESS TO HOME OWNERSHIP FOR PEOPLE WITH AN ID IN AUSTRALIA.

PI is committed to enabling people with an ID the opportunity to own their own home. We understand that living independently does not mean living on your own; it means having a choice over how you live and who you live with.

