

Attachment C

**Additional Information – Wesley Mission –
RJ Williams Glebe (Confidential)**



Applicant details

Legal name of the organisation

Wesley Community Services Limited

Trading name

Wesley Mission

Type of organisation

Incorporated not-for-profit

National Registry System for Community Housing registered community housing provider?

Yes

National Registry System for Community Housing status?

Tier 2

ABN

42 164 655 145

Postal address

PO BOX A5555
Sydney South NSW 1235

Contact for application

Contact name

Andrew Tyndale

Position

Chief Investments & Assets Officer

Contact number

0411 852 825

Contact email address

andrew.tyndale@wesleymission.org.au

Project details and City of Sydney support

Project name

Affordable housing in Glebe

Project address

RJ Williams
274-276 Glebe Point Road
Glebe NSW 2037

Project status

Planning (DA approved)

Project start date (estimated)

1.11.2019

Project completion date (estimated)

31.08.2025



Brief project description

Wesley Mission is proposing the adaptive re-use of an existing building, RJ Williams in Glebe, to create 39 new dwellings under the Affordable Housing State Environmental Planning Policy. The building is currently unable to be used for accommodation without refurbishment. The newly created dwellings will be used as affordable housing. 1 bedroom unit would be used by the on-site manager. The main focus of the project is housing for women aged over 55 who are at risk of homelessness or are experiencing homelessness, families impacted by domestic or family violence, and key worker housing.

Detailed project description

The redevelopment of RJ Williams will create 39 dwellings that will be used as affordable housing (subsidised rental accommodation for people on very low, low or moderate incomes, managed in line with the NSW Affordable Housing Guidelines). The configuration will be:

Qty	Bedroom configuration	Internal bathroom	Target group
2	4 bedroom	2.5	Key worker/s with 2 children
4	3 bedroom	2	Key workers and or Multi-generational co-living
3	2 bedroom	1	Key worker/s with 1 child
25	1 bedroom	1	Key worker/s, youth, women +55
4	1 bedroom (accessible)	1	Key worker, youth, women +55
1	1 bedroom	1	Manager

All dwellings have at least one balcony and internal laundry.

The refurbished building will also include communal facilities:

- Function room
- Reception and lobby area
- Counselling room
- Kitchen
- Dining and living area
- 4 lounge/multipurpose rooms
- Rooftop garden
- Rooftop terrace with BBQ facility
- Rooftop sun lounge area and lawn area
- Courtyard with lounge area.

The design of the dwellings and the on-site facilities, together with planned community engagement strategies and programs, intentionally fosters inclusion and connections between the residents and also links the residents into the broader Glebe and City of Sydney community.

The 39 dwellings created at Wesley Mission’s RJ Williams site in Glebe will provide housing for 80 to 92 residents at a time (including children).

Resident eligibility to access affordable housing will be assessed based on income criteria. The resident mix will comprise:

- Those working in the local community who currently cannot afford housing in the City of Sydney Local Government Area



Additional information for Affordable and Diverse Housing Fund

- Those living in the local community who are experiencing housing stress and would benefit from affordable housing
- Older people who would like to remain living in their community or need to be close to local infrastructure, such as hospitals
- Those studying at local educational institutions.

Wesley Mission will prioritise eligible clients based on vulnerabilities such as:

- Women and children who have experienced domestic or family violence
- Older women (aged over 55) who are at risk or experiencing homelessness
- Key workers on low incomes.

The property will be managed through Wesley Community Housing, which is a Tier 2 Community Housing provider. Wesley Community Housing will manage:

- Vacancies
- Application process
- Dwelling allocation
- Rental agreements
- Rent setting
- Rent collection
- Planned and responsive maintenance
- Refurbishment.

An onsite manager will reside at the property and work as a Wesley Mission employee. During the initial implementation, a temporary additional resource will be engaged to support the dwelling allocation process.

Number of dwellings constructed as a result of the project

39

Number of dwellings demolished as a result of the project

0

Need and opportunity for the project, including market gaps and evidence of community support

Wesley Mission supports an average of 2,000 people each month in the City of Sydney Local Government Area. Our local programs include a Specialist Homelessness Service, Wesley Edward Eagar Centre crisis accommodation in Surry Hills, financial and gambling counselling services, Lifeline crisis telephone counselling and emergency relief provision in the city. Through our experience supporting those most in need in the City of Sydney, Wesley Mission has identified a need for additional affordable housing in the community. This gap is evidenced by:

- **Affordable housing need:** The median weekly rent price for units in the City of Sydney is \$709 (NSW Department of Family and Community Services - Rent and Sales Report, June 2023). 14.6% of households earn a low income of < \$650 per week and 33.0% of households are in housing stress, where rent payments are 30% or more of household income (Australian Bureau of Statistics - Census of Population and Housing, 2021).
- **Growing homelessness among women:** Between 2016 and 2021 there was a 10% increase in women experiencing homelessness. The rate of women over 55 has stabilised while young women between 12-24 grew and represents the largest group. (Australian Housing and Urban Research Institute, 2023).
- **Housing instability:** In 2016 62.2% of City of Sydney residents were renting and by 2021 this had increased to 64.1%. 11.6% of dwellings are group households, which is 3 times the rate compared with the rest of the state (Australian Bureau of Statistics - Census of Population and Housing, 2021).
- **Lack of affordable housing options:** The expected wait time for Glebe (CS03 Leichhardt/Marrickville zone) for all social housing property types is 5 to 10 years for studio/1-bedroom and 10+ years for 2 or more bedrooms. There are 1,203 general and 351 priority approved applicants on the wait list (NSW Department of Family and Community Services Guide to Waiting Times for Social Housing, June 2022).



Additional information for Affordable and Diverse Housing Fund

Wesley Mission's project aligns with the City of Sydney's Affordable Rental Housing Strategy (2009-2014) and its commitment that "by 2030, of all housing in the LGA 7.5% will be social housing and 7.5% will be affordable housing delivered by non-for-profit or other providers".

Wesley Mission has been working with Left Field Communications to develop and implement a Strategic Community Engagement Plan. The plan addresses key issues of stakeholder interest through thorough analysis and consultation, and forms an action plan.

Brief project timeline:

Phase	Timing
Minor Change approved	August 2023
Detailed design	September 2023 to February 2024
Construction Certificate	March 2024
Tender	April 2024 to June 2024
Construction	August 2024 to July 2025
Property handed over to Wesley Community Housing	August 2025

Estimate total cash amount requested from City of Sydney Council
\$3,000,000

Use for the funding
Construction

Project stage when funding is requested
Construction Certificate issued

Total development cost of project including financial expenses
\$16,500,000

The cost breakdown is:

Item	Budgeted cost (excl GST)	Details
Construction costs	\$13,049,600	As per QS report 3/7/23 p
Professional services	\$1,396,000	Legal and Professional services fees for
Contingency)	\$1,691,945	Estimate only for internal business case purposes Estimate will be validated following detailed design
Total	\$16,500,000	

The Quantity Surveyor Report is based on the stamped architectural drawings and consent conditions as per the approved Minor Change Development Application (D/2019/1470) dated 1 August 2023.

Total construction cost of project

Construction costs are estimated at \$13,049,600, as per the Quantity Surveyor Report dated 3/07/2023. Final costs are subject to final Prime Cost items and provisional allowances, further geotechnical investigation, contract conditions, structural and services documentation, and potential variations to the proposed fixtures and finishes.

How project is being funded

Wesley Mission has undertaken detailed project feasibility studies and is in the process of finalising the detailed funding plan for a total project budget of \$16,500,000. The funding plan is as follows:



Additional information for Affordable and Diverse Housing Fund

\$3,000,000 subject to approval
\$13,500,000

City of Sydney Council Grant
Wesley Mission (cash reserves and/or debt financing, minus any third-party contribution secured).

Details

Project costs have been refined since the initial \$14m cost estimate through further detailed modelling and increased build costs and are now estimated at \$16,400,000. These remain subject to further detailed feasibility modelling.

Applying for or received any other grants or donations for the project

Yes

Details

1. Trifalga has assisted Wesley Mission with the high-level design and planning for the site on a pro-bono and at discounted fees basis and has also procured consultant services for the project either pro bono or at discounted rates. Trifalga will continue to provide Development & Project Management services until completion of the project. Trifalga has also secured discounted fees for the Detailed design process under an ECI agreement with Growthbuilt and architecture from Stanton Dahl.
2. Wesley Mission is also in discussions with Housing Australia (formerly NHFIC) around securing financing for the project, either by way of a construction loan or term debt. Financing terms will depend on the type of loan secured. If Council approves the grant, we will come back to Council with any further requirements involving Housing Australia in relation to Council's interest in the land.
3. Wesley Mission will also be working to identify other community partners or donors that can contribute to the financial costs associated with this project.

Additional information

Wesley Mission is committed to providing homes in line with our vision that 'every life matters. Two recent projects demonstrating this commitment are:

1. Wesley Edward Eagar Centre redevelopment

Our crisis accommodation in Surry Hills underwent a major site upgrade which was completed in 2021 to improve privacy, promote dignity and strengthen holistic care. The building has 40 secure rooms, each with private ensuite and there is a dedicated floor for women. The facility provides spaces for chaplain along with services like medical, counselling, and legal services to provide guests with easy access to wraparound support they need to break the cycle of homelessness.





2. Intensive Therapeutic Care program

Wesley Mission recently finished redeveloping two homes to be used for ten children and young people with significant disabilities who are living in Out of Home Care in hospital settings. Currently unable to live with their families, the children and young people will be able to call these sites their permanent home. The buildings were opened in August 2020. The homes have been intentionally designed with disability access principles and to allow for flexible and meaningful use of space. Under the management of Wesley Property, each home has been renovated to support young people with disability such as brain injury, cerebral palsy, vision or hearing impairment and is equipped for wheelchair users. Each bedroom will be tailored to meet the tastes of each young person.

