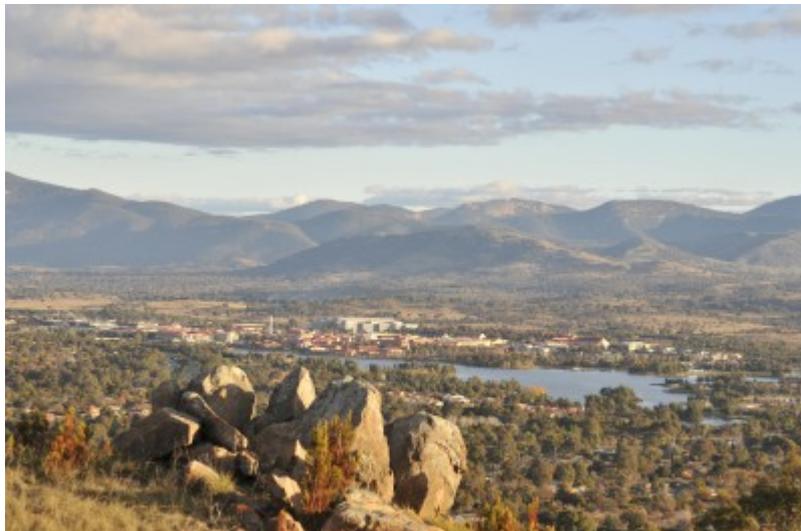




MyHome in Canberra Inc. Strategic Plan 2017-2021

A safe, supportive and caring home for people with enduring mental illness



Acknowledgement: Photo courtesy of Steve Brown

MyHome's vision was successfully launched by Sir William Dean, former Governor General and Patron of HOME in Queanbeyan on 8 October 2013 at the Hotel Realm with support of the Board of HOME in Queanbeyan. Over 100 people, including Commonwealth and ACT Government politicians, departmental staff, and representatives from the Canberra community, mental health services, the corporate sector and ACT Policing attended the launch.

Note: This plan is a living document and will be reviewed and refined as required to adapt to legislative changes and changes in the population,, infrastructure and social, health, economic and political circumstances in the ACT.

MyHome in Canberra Inc. Strategic Plan 2017-2021

Our Vision

MyHome in Canberra's vision is a safe, supportive and caring home for people with enduring mental illness.

ACT Government's 2016 Parliamentary Agreement Should this come after Our Mission and Our Goal below?

In line with the ACT Government's 2016 Parliamentary Agreement, the Board of MyHome in Canberra (MyHome), in consultation with the ACT Government and key community stakeholders, will develop a strategy to: "work with community and business partners to construct purpose built accommodation for people experiencing mental health concerns and housing difficulties, utilising MyHome's project plan" consistent with the ACT Government's policy to improve social housing and housing affordability.

Our Mission

MyHome's mission is to provide residents with safe, stable, purpose-built and cost-effective long-term accommodation and to partner, consult and collaborate with community organisations, mental health professionals and carers to facilitate high quality care and support to residents. We plan to have the first MyHome supported accommodation built and ready to welcome its residents as soon as practicable, depending on our success in securing sufficient funds from the ACT Government, the corporate sector and the Canberra community.

MyHome's supported accommodation will be designed to provide local people with mental illness a place where they can live independently, while having access to the assistance they need to achieve their goals. Although MyHome will be similar to the successful HOME in Queanbeyan model, it will be tailored to suit the requirements of the Canberra community and ACT Mental Health legislation.

Our Goal

There is an enormous and urgent need to provide a safe residential home and quality care for a great number of people in Canberra living with mental illness. MyHome's goal is, subject to funding, to have its purpose built supported facility designed, built and ready to provide quality care to its residents by April 2020.

The MyHome Board, partners and supporters seek to establish a public/private partnership with the ACT Government, philanthropists and businesses in the private sector. To achieve its vision, the Board aims to secure funds in 2017-18 and 2018-19 to invest in the development and operation of the proposed MyHome supportive residential facility.

ACT Government 2016 Mental Health Legislation

In line with the 2016 ACT Mental Health Act, we envision residents at My Home being encouraged and supported to develop Advance Care Plans to clarify pathways for treatment access and crisis management.

Funding Requirements

MyHome will need to raise an estimated total of \$6.5 million in capital funding from the ACT and Federal Governments and the community to build MyHome. It is envisaged that recurrent funding for administration and operational expenses will be around \$500,000 per annum. It is proposed to raise most of these funds from fundraising activities, philanthropists, corporate and individual donations from the Canberra community including colleges and schools. Some recurrent costs will be met by residents' contributions. As circumstances allow, we aim to develop and implement a strategic plan and construction program to replicate the MyHome model across Canberra following the successful establishment and operation of the first MyHome facility.

With this investment, MyHome will partner with the ACT Government, philanthropists, businesses, families, community organisations and the Canberra community. This partnership will provide safe and appropriate one bedroom unit supported accommodation and facilitate high quality care to improve the health, social and employment outcomes for some of Canberra's most vulnerable citizens.

Overview

MyHome is a community initiative which initially draws on HOME in Queanbeyan as a successful model. The success of innovative single site supported accommodation residential models, including HOME in Queanbeyan, Common Ground and the new Wesley Mission built Mantle Brisbane apartment development for people with mental illness, demonstrate that MyHome's innovative model of housing and quality care can provide efficiencies and cost savings for the government and the community. Importantly, MyHome will provide a safe, sustainable and cost effective home and inclusive community for residents in a central location in Canberra.

The investment of considerable personal resources by the Board, Canberra families, carers, community organisations and schools to secure a suitable site, develop an innovative Model of Care and design sustainable and purpose built supported accommodation for people with enduring mental illness, demonstrates that the MyHome model has wide community support.

MyHome has an agreement with St James Uniting Church whereby it may build on vacant church land (Block 1, Section 15) in Curtin. MyHome would only need about half of the land. The Uniting Church is proposing that the remainder could be used for affordable housing, for sale and rental, consistent with the draft Curtin Master Plan and government affordable housing objectives. This strategy would require rezoning of part of the land while the Uniting Church would need to be compensated for the loss of the manse which is located on the block,

either by way of new accommodation as part of the development or as an income stream. The strategy has the potential to strengthen MyHome's ongoing viability because it would allow MyHome's rental obligations to be kept to a minimum or removed entirely, and for the provisioning of a fund that could be drawn upon in the future to meet major MyHome building repair and refurbishment costs.

My Home design concept and governance

Concept

The accommodation design for MyHome is a functional low rise purpose built building designed to meet the long-term accommodation needs of people with enduring mental illness. MyHome's facilities, resources and support will encourage residents to participate in education and training and everyday activities such as cooking, cleaning, budgeting, shopping and gardening to increase their social inclusion and build life skills to improve employment opportunities.

MyHome will provide domestic scale accommodation with appropriately designed 20 one-bedroom units with ensuite and cooking facilities. A preliminary design brief for the units has been developed and is available for consultation. For residents it will be their '*Home*' and have the design and appearance of a domestic residential facility, rather than an institutional building. Ancillary facilities will include a manager's residence, commercial kitchen, communal dining, recreation areas, office accommodation, consulting or meeting rooms and adequate outdoor spaces and courtyards. MyHome's residents will be supported 24/7 by a manager and staff, caretaker, community support workers, volunteers, carers and families.

The MyHome Board and management will ensure that the implementation of the Model of Care provides an effective recovery framework and advanced care agreements for residents as appropriate. This framework will recognise the importance of stable, secure and safe accommodation for people with enduring mental illness to restore a sense of hope, self-worth, confidence and belonging. With the roll-out and support of the National Disability Insurance Scheme, MyHome will enable each resident to exercise control and choice and to live full and productive lives within the community.

A key objective of MyHome is to consult and collaborate with community organisations, mental health professionals and carers to facilitate high quality care and support to residents.

Tenancy

An independent Residency Committee will be appointed by the Board to develop eligibility criteria to assess applicants for residency. It is envisaged that tenancy will be based on a rigorous assessment process of applicants before a place is offered. This will minimise the risk of housing tenants not suited to this accommodation model, and minimise the risks and trauma from eviction. It is envisaged that tenants will be case-managed by the local mental health team and have other necessary supports and linkages with community support services and organisations in place. Individual tenancy will reflect the specific needs of each resident.

Rent

Rent will be set at a percentage of the Disability Support Pension, or equivalent, or can be a choice in an NDIS support package of NDIS eligible residents.

Funding and sustainability

MyHome's development – design, construction and bricks and mortar – requires ACT Government capital funding and financial investment, donations from builders, architects, property developers, philanthropists, businesses, corporate, and the community. The Board will pursue a strategy to receive in-kind and at cost support and expert economic and technical advice from property developers, architects, builders and building trades. It is planned that operational and recurrent costs will be met by residents' contributions, health program funding and family, corporate and community contributions and donations.

The MyHome Board intends to use the media profile developed in the setup stages to seek recurrent pledges from all members of the Canberra and region community. As with HOME in Queanbeyan, annual operational costs will be funded by direct debit deposits from the community, pledges from community groups and philanthropic trusts, existing and future mental health programs, donations and continued in-kind support.

A marketing and fundraising team will be established and charged with developing and implementing plans to encourage both corporate and individual contributions.

It is proposed that other income sources would include charges for the use of communal or meeting rooms by other groups, as well as rent from the residents of MyHome.

Rationale and background Should this move up, maybe after the Overview section?

During 2012 and 2013, following consultation with carers, the mental health sector and the Canberra community, a small team of Canberra residents found there is a great need to provide safe, secure, quality, long- term supported accommodation in Canberra for people with serious mental illness.

The Board of MyHome was established on 28 February 2014 and has developed and refined the Strategic Plan to guide the future direction of My Home over the next five years. Our goal is to build *MyHome(remove italics)* at a suitable location, based on the successful model of HOME in Queanbeyan, but tailored to meet the needs of the Canberra community.

To be sustainable and successful, MyHome in Canberra must be an initiative embraced by the Canberra community, with funding, support and involvement provided by the community, churches, business and government. We hope that much of the capital cost to establish MyHome will come from the Federal and ACT governments (but including some percentage of community-sourced funds). The Board of MyHome intends that the ongoing operation of MyHome will, as it is in HOME in Queanbeyan, be funded entirely by a combination of

contributions, including rent from the residents, pledges from philanthropic trusts, fundraising and donations from businesses, colleges, schools and the Canberra community.

Key Focus Areas

The following key focus areas and strategic activities were identified at a Strategic Planning Workshop held on 12 March 2014. These focus areas and activities are still crucial to guide the future direction and effective and efficient operation of MyHome.

1. Planning and Governance

- Strategic Planning
- Business planning
- Legal requirements
- MHIC Constitution,
- Risk management
- Monitoring, review and reporting,
- Financial planning and Budgeting
- Financial management of construction
- Financial, staffing unit management plan
- Evaluation methodology

2. Funding, Marketing and Community engagement

- Fundraising Committee/working group
- Target business sector, philanthropists, Canberra community, colleges and schools, community organisations and ACT and Federal Governments
- Increase community awareness and support
- Communications and media
- Website development and maintenance

3. Land, Design and Building

- Investigate future site options, decide on site and negotiate agreement
- Land evaluation and acquisition
- Stakeholder consultation to assess specific accommodation needs and environmental issues
- User requirements, in terms of health care and treatment and accommodation
- Design brief
- Concept design and sketch plans
- Development approval
- Tender construction documentation
- Financial management of construction
- Construction of building and accommodation and landscaping

4. Operations and Management

- Model of Care
- Policies and Procedures
- Community consultation and carer and family support
- Human resources and training,
- Financial management of Operations
- Mental health services/NDIS
- Residency Committee/Selection Criteria
- GP liaison
- Employment agencies
- Security
- Health and Safety

Indicative Design and Construction Timetable

Design & Documentation	6 months
Authority Approvals	6 months depending on whether there is a need to vary the lease
Tender	2 months – 2 weeks to put the tender documents together – 4 weeks to tender – 2 weeks to assess the tenders and nominate a preferred tenderer

Estimated Construction time 12 months to 18 months.

Implementation strategy

A working group or team is to be established for each Key Focus area. A member of the Board is to be appointed to lead each team. The team could include one or two other Board members and volunteers from members of the community who have relevant expertise, skills or experience in that particular area.

Each team will be required to develop their action plan and strategic goals and objectives.

Action plans will include indicators of success or key performance measures. Teams will monitor performance and report to the Board on a regular basis on progress in achieving action plan objectives.

It is important that there is strong leadership of each team and that each team works towards achieving objectives and positive action and results within agreed timelines.