



# Sustainable Social Housing

A Sustainable Housing And Job Solution For Homeless And Disadvantaged People

## The Homeless Starter Pack



## **Background.**

Most homeless people are disadvantaged in two ways:

- They have no secure shelter.
- They have no permanent employment to enable them to pay for shelter.

There are many government and not for profit organisations that attempt to help with one or other of these issues but there is no entity that actively works to bring the two together to provide a sustainable, permanent solution.

The Sesteem Homeless Starter Pack will address this challenge.

## **Sesteem.**

Sesteem is the world's first profit for purpose company that will identify, fund and manage social enterprise businesses on behalf of other not for profit organisations. Please refer to [www.sesteem.com](http://www.sesteem.com).

Sesteem will work with any NFP, small or large, that has a good idea for a social enterprise business. In the absence of NFP ideas, Sesteem may establish a business based on fresh food production, either in small urban locations such as derelict blocks of land or rooftops on larger buildings or in larger production complexes in more rural areas.

Sesteem has developed sophisticated greenhouse growing systems where produce can be grown in intense vertical banks in a fully controlled environment. This means that all varieties of fresh food can be grown 24/7 for 365 days a year, irrespective of external weather conditions.

Food grown under this environment is organic and perfectly free from attack by pests or disease. Nutrient supply to each variety of plant is precisely controlled to ensure maximum growth rates. Therefore, yields and profit margins are higher than in a traditional market garden. The demand for quality fresh food is unlimited. There are a number of reasons why we focus on food:

- It provides a very good profit margin.
- It requires very little training.
- It is gender and age neutral – men, women and young or old people can participate.
- It gives a real purpose in life because participants are genuinely contributing to society.
- It increases Australia's food security.
- It helps the environment by eliminating the 'food kilometres' transport factor.
- It provides fresh produce on the doorstep for the urban population, including remote rural communities.
- It provides a perfect business model for a Social Enterprise, large or small.

Sesteem has developed a unique business model whereby it will create its own self-perpetuating Development Fund to finance all projects. This will be called the Game Changers Development Fund and will be managed by an accredited fund manager . The Sesteem goal is to grow the fund to \$100 million in five years or less.

### **Homelessness.**

A key goal of Sesteem is to eradicate homelessness in Australia and, ultimately, some overseas countries.

After extensive international research Sesteem has determined that the most efficient form of basic accommodation is an adapted sea container and has formed an association with the Mandurah based steel fabricator, In2steel, [www.in2steel.com.au](http://www.in2steel.com.au) to manufacture these modules.

### **The Homeless Starter Pack.**

Sesteem will work with social housing providers or other suitable community support groups to select tenants for housing/job creation projects all over the country.

Sesteem will design a visually attractive housing complex, based on recycled sea containers, for each project.

Near to the housing complex, Sesteem will design, fund and manage a fresh food growing business that will provide full time employment for each resident of the housing complex. The business will be registered as a commercial operating company and the support group, representing the participants, will be the majority shareholder.

Each participant will be allocated a self-contained, fully serviced container unit and will be given a job in the project.

The participant will 'own' the sea container under a 'mortgage' provided by the Game Changers Development Fund.

The participant will repay the mortgage through regular deductions from his/her weekly wages.

Once the participant becomes more affluent he/she can sell the unit back to the fund and retain the accumulated equity. Alternatively, in certain circumstances, he/she can purchase an additional container to link up with the original to create a larger home.

### **Conclusion.**

The Sesteem Homeless Starter Pack represents a simple, innovative way of providing a low cost sustainable housing solution for homeless and other disadvantaged people in Australia.

Sesteem makes it happen!!