



South Port Community Housing Group Annual Report 2009



Staff 2008-9

Manager	Janet Goodwin	15 years
Youth Housing Support Worker	Rebecca Blight	4 years
Youth Housing Support Worker	Barbara Leon (maternity leave)	7 years
Youth Housing Support Worker	Sarah Waters (resigned 20/8/2009)	5 years
Youth Housing Support Worker	Brad Wilde	1 year
Co-ordinator Finance & Admin	Samantha Levey	10 years
Reception and Admin	Lenore Gerloff	7 years
Housing Program Team Leader	Andrea Levey	8 years
Housing Worker	Mick Cummins	6 years
Housing Worker	Donna Watts	5 years
Housing Worker	Danny Glasby	3 years
Services Development Officer	Jacqui Christopoulos	6 months

Committee of Management 2008-9

President	Heather McKee
Deputy President	Maurie Hughes
Treasurer	Bill Joyce
Secretary	Beris Campbell
Committee Member	Rachelle Paquin
Committee Member	Richard Mac
Committee Member	Mary Anne Noone (from March 2009)
Committee Member	Tom Barrett (from February 2009)
Committee Member	Bruce Angow (deceased March 2009)

Mission and Vision

Mission

To meet the housing needs of people on low incomes and youth who have faced homelessness, dislocation and social exclusion; and to provide opportunities for people housed to feel part of a community.

Vision

The organisation aspires to:

Be an innovator in approaches to provision of long term rental housing and support for people on low incomes

Provide housing and services in a manner that is highly respectful of individual needs and human rights

Develop community and foster a sense of belonging



President's Report

I am pleased to report a year of major achievement that positions South Port Community Housing Group (SPCHG) towards a strong future providing quality community housing, particularly for low income singles in South and Port Melbourne.

The Housing Provider registration process continued on from the previous year and culminated in SPCHG submitting our application at the end of August. The process, involving the development and review of key organisational policies and the development of a business plan with a detailed financial plan, required the committee of management to deliberate over significant decisions for the organisation. The conceptual thinking and detailed work that Janet Goodwin, our manager, prepared for this process was outstanding and resulted in acceptance of our application with only minimal further information required, a fantastic outcome. I would also like to acknowledge the contribution that Jeanette Butler and Bernard Skahill provided voluntarily to assist Janet in the development of the business plan.

In November, the committee agreed to sign and submit the housing provider framework lease, thus achieving the 31 December deadline. This was signed off by the Department in February 2009. These two processes marked the culmination of considerable work over many, many

months to ensure our future in the new 'registered housing sector' environment.

The committee of management farewelled a long term committee member this year. Bruce Angow, a resident of SPCHG since 1991 and a committee member since 1995, died in early March. Bruce had been a stickler for process, ensuring committee meetings were run according to the rules and Bruce was also the author of our revised articles of association, approved in 2008. Bruce had not identified a next of kin and Janet Goodwin arranged the funeral and prepared and gave the eulogy. Such responsibilities are not included in position descriptions, but became necessary on several occasions this year in order to respectfully farewell SPCHG residents who died, leaving no identified next of kin.

Several other long term tenants passed away during the year. Frank Byrne had been a resident of one of the first rooming houses that SPCHG took on, becoming a caretaker during the time when the program operated under a caretaker model and then continuing to be a resident of SPCHG until his death. Violet Coppin had also been a long term resident of one of our women's houses and had featured in an early video made of the program. Janet Goodwin prepared and read eulogies at both services, held at St

Peter and Paul Catholic Church. An obituary, prepared by Janet, telling Violet's story was published in the Age in February, providing some positive media coverage of community housing.

The housing provider registration process left St Kilda Housing Cooperative without a future and at the 11th hour SPCHG was pleased to welcome the co-operative members to our program, agreeing to manage the twelve properties managed by the co-operative. This decision took us outside our historical geographic boundary and our traditional tenant group, but we look forward to providing an approach to community housing that the co-operative members can feel comfortable with.

Along with registration as a housing provider and the signing of the housing provider framework lease, SPCHG had another hoop to jump through during the year. A requirement for ongoing funding, the SPCHG Youth Housing Support Program was assessed against the Homelessness Assistance Service Standards (HASS), by the Quality Improvement & Community Services Accreditation (QICSA) process and passed with flying colours. This was also a major exercise for staff, completed after many months of hard work.

For some time, the committee has been exploring ways to increase our housing stock, not an easy task given



housing provider only. The proposal by St Josephs Catholic Church, Prahran to develop emergency housing in South Melbourne to be operated by SPCHG, whilst supported by all parties did not progress during the course of this year.

The Federal Government's announcement, as part of the government's Nation Building and Economic Stimulus Package of a considerable injection of funds to develop new social housing provided the opportunity for SPCHG to explore potential sites for a new housing development. The support of our local State MP, Martin Foley, has been crucial to getting SPCHG to the stage of a submission for a 30 unit development on land to be provided through a long term lease by St Peter and Paul Catholic Church. The proposal was submitted at the end of June and work continues with the Office of Housing, the Archdiocese of the Catholic Church and local parish, and other key partners to develop this proposal to the point of approval.

The availability of the Federal funding for maintenance and upgrade expenditure on Department of Housing owned properties, we are hoping, will enable the upgrade of three of our properties from single room accommodation with shared facilities to self contained accommodation, with only a small number of rooms sacrificed. Such upgrades are what SPCHG is seeking to progressively achieve with our rooming houses with shared facilities.

The completion of a major upgrade in May, and the opening in early June, of the women's only rooming house at Stokes Street, Port Melbourne was another important step along this path, showcasing how older properties can be successfully and creatively renovated to provide high standard self contained accommodation.

On behalf of the committee I would like to thank Janet Goodwin and all the staff for their commitment and contribution to the provision of community housing in South and Port Melbourne. This year we have been able to create a new position, that of Service Development Officer, to support the manager and program staff with new initiatives developed through the business planning and accreditation processes and this position commenced in May.

The new regulatory environment has placed more, and more complex, expectations on the position of manager and the committee has been most appreciative of Janet's preparedness and skill to tackle the many tasks required of the position over the past year. In addition she has worked to develop strategic partnerships and to achieve recognition of

the contribution SPCHG makes to the provision of quality low cost housing for singles and the importance of 'community' in community housing. 4

Finally I wish to thank my fellow committee members for their leadership and the valuable contributions they have made this year. I would formally like to welcome the three new committee members, Richard Mac, Mary Anne Noone and Tom Barrett who joined the committee during this financial year.

Heather McKee
President



Committee of Management 09: Back row: Tom Barrett, Heather McKee, Maurie Hughes, Mary Anne Noone. Front row: Bill Joyce, Beris Campbell, Rachele Paquin, Richard Mac.



Treasurer's Report

The 2008-2009 has been another sound financial year for South Port Community Housing Group.

The Finance Sub-Committee, Angelo Biviano, Janet Goodwin, Samantha Levey and Bill Joyce meet each month prior to committee meeting to review the Group's finances and prepare a report for the full committee. At its monthly meetings the Sub-Committee:

- Considers the monthly statements of Income and Expenditure
- Reviews the monthly Balance Sheet
- Reviews recent Bank Statements
- Considers any arrears and vacancies

In addition on an annual and as-required basis the Sub-Committee:

- Participates in development of the Annual Budget
- Makes recommendations about the investment of funds
- Participates in the annual Review of Rents

The annual review and increase in rents continues to present a major challenge for tenants and the Committee as we juggle the tension between managing the budget responsibly and being fair to tenants on low fixed incomes. This was especially difficult this year as the expectations about rent levels in the

Office of Housing's Housing Provider Framework are not well suited to Rooming House programs that have various types of accommodation and tenants on significantly different incomes like South Port. Negotiations need to occur over this issue with Office of Housing and agencies managing Rooming House programs in 2009/2010.

On behalf of the Committee I would like to thank Janet and Sam for the many hours of work and financial analysis they have undertaken, particularly as part of Budget and Rent setting processes. They have been particularly assisted by Jeanette Butler whose work on the Groups Strategic Plan, Budget and rents has been invaluable.

In July the Group placed a further \$120,000 on fixed deposit. While this strengthens our long term security the Group's reserves are still small when considered against Housing Associations and the cost of real estate in the South Port area.

My thanks to the other Sub - Committee members Angelo, Janet and Sam.

Bill Joyce
Treasurer



Christmas Party at Port Melbourne Bowling Club 2008



Manager's Report

2009 drawing to a close brings South Port Community Housing Group many things to celebrate.

We had three high priorities in 2009: achieving the two new accreditations that relate to our funding streams from government; finding a way to achieve development of some new housing locally; and extending our community development role.

We have been awarded the two important accreditations which, for an organisation our size, is no small feat. And, despite being bunkered down for much of the year analysing key performance measures, we have achieved some fantastic things in terms of tenant programs and community development and look to be opening up opportunities to improve and extend our long term housing stock.

Registration as a Housing Provider was achieved two days before Christmas in 2008. This required demonstrating our competencies in areas like governance, organisation management, tenancy management, property management, business planning and risk management. Accreditation with QICSA* as a Homelessness Services Provider brought a whole new set of challenges in terms of showing our competence in working in a caring, professional and effective manner with people who have experienced homelessness. With

this accreditation, it needs to be noted that working with Pam Kennedy and the QICSA team was also a highly rewarding exercise.

We are extremely proud to have both of these accreditations to our name. They did however require a degree of change in how we operate or, more to the point, how we monitor and review our operations, and management of that change has, as is to be expected, had its challenges.

With regard to housing development, the Federal Nation Building Stimulus Package funding from the Rudd Government for social housing developments provided an opportunity. Then the coming together of some wonderfully community spirited people and generous people might actually be leading to a great new housing development through an agreement with the Catholic Church. We are indebted to local State MP Martin Foley for his skills and commitment in getting the right people around the table at the right time. We are also indebted to Father Bob Maguire and the St Peter and Paul parish for their support for the project; to highly awarded architect, Nonda Katsalidis, for his design advice and support; and to Robert Macbeth and team from the Office of Housing. Thanks also to the Catholic Archdiocese for being open to our proposals.

St Kilda Rental Housing Co-op's decision to wind up and the Office of Housing's endorsement of SPCHG as an appropriate agency to take on management of their housing unexpectedly brought us 12 new units to manage and some new friends and colleagues (tenants!). We have enjoyed our relationship to date with the people of the Co-op and look forward to a long and happy relationship.

Despite the hefty workload with accreditations and exciting housing developments, we have also remarkably found time to expand our role in community programs. We were introduced to Ian Curley, Executive Chef at the European Restaurant, who is generously conducting some celebrity chef sessions with us.

In August, Office of Housing funding for Housing Week arts activities prompted discussions with Gasworks Art Park. The idea to involve Ursula Dutkiewicz, Gasworks' resident ceramic artist, to work with our tenants and community members to design and construct some Tree of Life hand-made ceramic tile murals for three of our houses has led to some really positive outcomes. Tenants have loved the opportunity to do something different and creative; and the opportunity from a public relations perspective to highlight the fact that good things happen in rooming houses has also been valuable. Again



our staff team in 2009, that of Services Development Officer, and to welcome Jacqui Christopoulos to the team. Jacqui has had her work cut out already with the annual statistical reporting and setting up an ongoing service improvement plan. She and Sam Levey have co-ordinated production of our first newsletter aimed at tenants and the wider community which has been very well received.

Other events brought sadness to 2009; we lost several good friends; good people I have been close to for 15 years, who touched me in a significant way. I was immensely proud to deliver eulogies at the funerals of Violet Coppin, Frank Byrne and Bruce Angow: wonderful friends to me and our organisation. I also wish to record my gratitude to Father Bob Maguire who conducted two of these funerals in characteristic community style.

Our Youth Housing Support Program also has much to be proud of: achieving accreditation with QICSA at first attempt was due partly to the great work our Youth Housing Support Workers do in running a very professional and responsive service; and also to their commitment in rising to the accreditation challenge and working with me to submit what was noted by QICSA to be very high quality written evidence of our practice.

Not just the staff team but the Committee of Management as well

has had to put in extra time and thinking this year to respond to the challenges discussed above. I very much appreciate the willingness of all members to attend the extra meetings required this year.

It was a great pleasure to welcome three new faces to our Committee. Two of our new members have high level legal expertise, giving us great strength in a skill area in which we had been lacking: welcome Tom Barrett and Mary Anne Noone! Welcome also to new member Richard Mac who brings strong local and community housing knowledge to the Committee.

The passing in March 2009 of long term Committee member and tenant, Bruce Angow, is noted elsewhere in this report but I want to record here my personal appreciation for his friendship and very thoughtful contributions to the work of the organisation; he was a strong but sensitive advocate for tenants in our decision making. Bruce also had a flair for procedural details: he drafted our current Constitution and knew it off by heart. I miss him most, however, for his sense of humour and support for me and the other staff.

Despite the stresses of the year with a number of things added to normal workloads, the staff team remains strong. I therefore wish to express my appreciation to our staff team for riding through those challenges and seeing that the organisation is all the stronger for them.

I also wish to note with thanks the

passionate commitment to public and community housing by the Victorian Housing Minister, The Hon Richard Wynne. Having such great commitment and understanding at the very top, makes our sector a better place to work.

And while on the general topic of passion and commitment, being all too aware of the wonderful support and advocacy work that Father Bob Maguire does with people on low incomes in South Melbourne, I was pleased to be one the very many to offer advocacy for the extension of his “contract” with the Catholic Church beyond his 75th birthday and delighted when it was granted.

So we have achieved a great amount this year albeit in a manner that has not permitted much time to stop and draw breath. We have, however, risen to all challenges. Was it worth it? Time will tell. This job is never dull; there are many things about it I love, most of all of course the good people I get to mix with whether they are our tenants, COM members or colleagues from the local community, housing sector or government. 15 years has flown!

Janet Goodwin
Manager

*QICSA is the Quality Improvement in Community Services Accreditation organisation that operates under license from the Quality Improvement Council



Staff Team



Staff 2009. Back row– Jacqui Christopoulos, Brad Wilde; Second back row– Mick Cummins, Andrea Levey, Janet Goodwin, Samantha Levey, Rebecca Blight; Second row– Donna Watts, Lenore Gerloff; Front– Danny Glasby, What Now

Milestones

2009 brought two significant staffing milestones: on November 21 Janet Goodwin clocks up 15 years with South Port Community Housing Group. For someone who had never worked in housing but thought she would just do it for a year or two as a break from Local Government back in 1994, she obviously just forgot to look at the clock (and calendar). Janet's son Elliott has just celebrated his 21st birthday; he was 6 when Janet started at SPCHG.

Similarly, Samantha Levey was considering a move to WA in 1999 but

thought she had better get a full-time job for a while to save some money.... Sam's 10th anniversary with SPCHG was in June this year. She still hankers for the wild beaches and whale watching but is now mother to 4 year old Isabelle and gets her main exercise on our stairs.

Janet and Sam have sat beside each other in the same office on the middle floor for 10 years. They raise voices at each other occasionally (mainly about the whereabouts of the stapler) but say they have never had a real argument! They also laugh quite a lot.



They credit their longevity to lots of hard work. Mmm.



Housing Statistics

Housing Program Residents Profile: INCOME TYPE 2002-2009		% June '02	% June '03	% June '04	% Aug '05	% Oct '06	% Nov '07	% Nov '08	% Nov '09
	Age/Veterans Pension				14%	13%	13%	12 %	11%
	Disability Pension				40%	44%	46%	50 %	47%
	TOTAL PENSIONS	49%	47%	56%	(54%)	(57%)	(59%)	(62%)	(58%)
	Unemployment Benefit	44%	41%	36%	35%	35%	32%	28 %	32%
	Austudy/Youth	2%	3%	2%	2%	2%	2%	1 %	2%
	Working/Other	5%	9%	6%	9%	6%	7%	9 %	8%

Housing Program Residents Profile: YEARS OF TENANCY 1998-2009	Years of Tenancy	Less than 1 year	1-2 years	3-6 years	7+ years
	Nov 1998	24%	22%	34%	20%
	Oct 1999	29%	12%	40%	19%
	Sept 2000	33%	13%	34%	20%
	June 2001	27%	17%	24%	32%
	June 2002	42%	12%	19%	27%
	June 2003	23%	16%	34%	27%
	June 2004	19%	22%	28%	31%
	Aug 2005	17%	25%	25%	33%
	Oct 2006	27%	14%	25%	34%
	Nov 2007	22%	19%	20%	39%
	Nov 2008	20%	17%	23%	40%
Nov 2009	23%	14%	25%	38%	

Housing Program Residents Profile: Age/Gender Nov 09			
	Male	Female	TOTAL
Under 21	1	3	4
21-40	26	24	50
41-55	71	20	91
56-69	35	11	46
70 +	12	-	12
TOTAL	145	58	203



Housing Program Report

Another year over and many new things have occurred. In May this year we were able to re-tenant our property at Stokes Street that had been closed for just over a year. The rooms have been turned into self-contained bedsit units and they look fantastic. The builders and architects did a fabulous job and all the women who moved to the house are very happy with their new home. We had an official opening that was organised by Local Member, Martin Foley, which made the local paper.

The biggest thing having an impact on our service is the Federal Government's Nation Building Funding Program. We were delighted to be allocated funding to have three of our shared-facility rooming houses upgraded to self-contained bedsit units. This is great news and means that the upgraded houses will be of a much better standard than what they are currently. As a direct result of this, however, we will need to relocate 38 tenants before the end of February 2010. Works are to commence then and we will have handover by December 2010. We are losing 5 rooms over the entire process; 1 at Princes Street, 3 at Victoria Avenue and 1 at Dorcas Street. All eligible current tenants will have first option to move back to the properties they have left.

Unfortunately we have had to close our waiting list indefinitely as we are

using all vacancies that occur to relocate the tenants that will be affected by the upgrade. With several other community housing providers also closing their waiting lists for the same reasons this has placed stress on local homelessness services. We anticipate we may be able to re-open our list in February next year.

There have been some staff changes again this year. We have welcomed two new locum workers to the rooming house program. Matt Kent has been doing both rooming house and front desk work since June this year and Sean Kavanagh has been filling in for the rooming house program.

We have had several community development programs operating this year, some already existing changed location and we have one new program. The programs that have been running for some time that we have recently reviewed are the Health Time Program which has been running at Layfield Street and the Social Meals Program that has been operating out of Princes Street. The Health Time Program run in conjunction with the Port Phillip Community Group was not having as many people attending as in the past so after a review of the whole program it was decided to amend the focus and relocate to Ferrars Place. The Social Meals Program run in conjunction with the City of Port Phillip has been extended to incorporate a

women's-only house as well.

The new program that we have introduced is a Cooking Program that we have been fortunate to run three times so far this year with the assistance of top chef, Ian Curley, from The European in the city. The program consists of teaching the tenants to cook low budget good food. It is interactive and informative with recipe sheets handed out and all participants sitting down at the end to share the meal.

Sadly we have lost several long term tenants in the last 12 months. Violet Coppin died aged 85 in December 2008 after a short stay in hospital. She survived a remarkable life as an orphan and was a good friend to so many rooming house tenants during her life. We were proud that this was publicised in an obituary Janet had published in The Age newspaper. Peter Carmody who lived at Princes Street and was a tenant with us for 15 years died in February this year. Peter Renshaw who had been a tenant with us for 8 years died in July this year. Peter's artwork was a highlight of our 21st birthday art exhibition held at Gasworks in 2005. Another long term tenant and ex-committee member Ron Cashmore moved out of his home with us and into more supported accommodation after 21 years. Ron's contribution to the organisation was noted at a presentation held last year. Bruce Angow, who was on our



March this year. Kurt Lehman, a tenant at Princes St for many years had recently been moved to a bedsit, passed away in September. It has been very sad to have so much loss in one year, but good to be able to reflect on some remarkable lives.

A number of local health agencies work with some of our tenants and we appreciate their work. I would like to express particular thanks this year to Sandra Whitson from Inner South Community Health who has provided wonderful support to many tenants who have fallen ill this year.

So we look forward to this time next year when we will be moving tenants into fabulous new accommodation and opening our waiting lists again. We anticipate having many vacancies as a direct result of these moves.

Thanks to all rooming house staff who work very hard often under stressful conditions.

Andrea Levey
Team Leader



John Healy inspecting the new aviary at Moray Street



Brad and Matt at front desk



Youth Housing/Support Program

The Youth Housing Support Program has seen many changes this year with two long term Youth Workers leaving the program. Sarah Waters returned from maternity leave for a couple of months but due to the logistics of home, finances and child care she took a position working with young people closer to home in the eastern suburbs. Barbara Leon left in May for maternity leave and has since had a beautiful baby girl. Brad Wilde is covering Barbara's maternity leave and comes to us with practicality and enthusiasm. Rebecca Blight (Bec) continues in her role of supporting and advocating for young people within the program and local area and is fondly known as the 'resource queen'.

Becoming accredited against the Homelessness Assistance Service Standards (HASS) in May this year has been a massive achievement for the Youth Housing Support Program. This process required an overhaul of policies and procedures and implementation of continuous quality improvement systems to measure the effectiveness of the way we do things.

Whilst this process was a enormous strain on the program the benefit of reviewing procedures in a systematic way has enabled the team to operate more efficiently and consistently.

2009 has seen many changes to the housing service system the implementation of Opening Doors has

consumed a lot of both the Manager and Youth Housing Support Workers time, meeting with the Local Area Service Network (LASN) i.e. housing services in the Inner and Middle South; to collaborate on how to best support homeless people within the catchment area. South Port Community Housing Group continues to represent the needs of youth at these meetings to ensure that the needs and specialist support required for youth remains on the agenda and a priority. We are concerned that local community does not get lost in the process of reform.

Unfortunately the exceptional administrative demands imposed by the Department have meant that service delivery has suffered; we have not been able to run recreational activities as we have in the previous years but look forward to the annual Christmas celebrations with our clients.

We have continued our involvement with the Supported Accommodation Middle South (SAMS) network but have found ourselves disconnected from other support networks due to time constraints, change over of staff and emerging working parties from the opening doors process.

The Youth Housing Support Program is currently working intensively with 19 young people and 7 accompanying children, assisting individuals and families to connect to services that are

appropriate for their health and wellbeing within the local community. We also continue to provide outreach to local young people, responding on an on-going basis to requests for information and support.

We have successfully obtained Transition to Independent Living Allowance (TILA) for 4 clients this year TILA is a grant of \$1,500 that we use to furnish properties when clients move from Transitional Housing into their longer term housing outcome. This financial opportunity is a great help to the young people we support assisting them to set up their property and be proud of their new environment.

The training undertaken by the Youth Housing Support Program this year has included: represent your organisation at VCAT and understanding the Residential Tenancies Act; SMART National Homelessness Statistics data base training; Alcohol and other drugs; Motivational Interviewing; Young parents and children in youth services; and working with interpreters. Team members also participated in a DHS web site consultation and Thompson and Goodall research exploring Transitional Housing.

Bec was also sponsored by St Kilda Youth Services (SKYS) to attend the Youth Affairs Council of Victoria (YAC VIC) Conference held in Ballarat in



October this year. Furthermore we continue to be guided and supervised in our case management practice by clinical Psychologist David Chong who is a wealth of knowledge and a tremendous support to the program.

A big thank you to Janet for her ongoing assistance to the program and dedication to disadvantaged people

overall. Thank you also to Janet and to the Rooming House Program for increasing our access to housing for the young people we support; we are currently supporting three young people in the rooming house program via bed sit accommodation.

We farewelled Sarah Waters during the year and thank her for all of her

hard work particularly in the lead-up to accreditation.

Rebecca Blight

Barbara Leon (maternity leave)

Brad Wilde (maternity leave locum)

Youth Housing Support Program

In fond memory



Violet Coppin

Violet Coppin passed away in late December 2008. Growing up in orphanages and institutions never dimmed Violet Coppin's strong spirit. A good friend to many rooming house tenants over many years, Violet will remain one of the memorable, lovely characters of South Port Community Housing Group's history. Violet treasured the friendships she made and is shown in our video remembering each person who gave her a little ornament for her mantelpiece over the years. Violet's funeral was conducted by Father Bob Maguire at St Peter and Paul's and was attended by all of her friends from South Port Community Housing Group. Prompted by Father Bob, Janet Goodwin wrote an obituary for Violet which was published in



Frank Byrne

Frank Byrne passed away in early January 2008. Frank was a tenant of South Port Community Housing Group from Day One, having been an existing tenant when SPCHG took over management of 239 Bank Street in 1983. Frank took on the role of caretaker of the property for many years and then worked part time as a cleaner at several of our properties. Frank was a true gentleman; shy, polite, never married. His dog, Snoopy, was his companion. Snoopy passed away a few months before Frank. Frank's funeral was conducted by Father Bob Maguire at St Peter and Paul's South Melbourne. Eulogies were delivered by Janet Goodwin and a childhood friend from the Ballarat orphanage in which Frank was raised.





Bruce Angow

Bruce Angow passed away in March 2009. He was a tenant of South Port Community Housing Group from 1992 and was on our Committee of Management from 1994. Bruce had a work background in local government and the Victorian Railways. A master of the art of meeting procedure and rules, he drafted our new Constitution. Bruce was a strong advocate for staffing and tenant issues on the Committee of Management and always sang the praises of the Royal District Nursing Service who he says prolonged his life when he was chronically ill in 1992 by bringing him to South Port Community Housing Group. Bruce's funeral was conducted at St Lukes South Melbourne by Rev Nick Hernshaw and



Peter Renshaw

Peter passed away in July 2009. Peter was a tenant of South Port Community Housing Group from 2001. Peter and his then partner for many years ran a shop in Greville Street, Prahran, selling imported decorative items from Asia and collectables. When Peter first came to SPCHG he lived at Layfield Street rooming house and then in a bedsit unit in Dorcas Street. Peter made many friends at SPCHG. We were all very proud of his artwork (painting and drawing) that was a major feature of the SPCHG art show held at Gasworks as part of our 21st birthday celebrations in 2005. Peter was originally from Ballarat and that was where his funeral was held, but a moving memorial service for local people was conducted in

Peter Carmody

Peter passed away in February 2009. Peter was a tenant of South Port Community Housing Group from 1994. He was a highly self-sufficient person, who nonetheless enjoyed dropping in to Social Meals Program sessions. Peter passed away suddenly. We had no next of kin on file and it wasn't until we had already organised his funeral with Bereavement Assistance that his large family was located. The family joined in our funeral service which was a lovely community event for the rooming

Kurt Lehman

Kurt passed away in September 2009. Kurt had been a tenant of South Port Community Housing Group from 1998. He had recently moved to a bedsit unit but his health was failing. Kurt passed away peacefully in his unit in September this year. He had been supported in his illness by Sandra Whitson from Inner South Community Health Service and several of his neighbours at 255 Dorcas Street who kept an eye on him and did shopping for him when he became too weak to tackle the stairs.



Stokes Street Upgrade

15



Debbie Phillips in her new self-contained bedsit unit



Martin Foley MP officially re-opening 135 Stokes Street following conversion from rooming house



Guests at the re-opening function

Tree of Life Arts Project



David Lloyd and Michelle Manning provide Gasworks' ceramic artist Ursula Dutkiewicz with some ideas for design



An example of the tree murals that Ursula constructs: with the help of tenants and other community members, we are making unique trees at 3 of our houses. Funded by the Office of Housing for Housing Week 2009



Celebrity Chef Program



Lasagne at Ferrars Place



Chicken soup at Church Street



Ian Curley
Executive Chef
The European



Financials: Profit and Loss

Profit and Loss Statement Years ended 30th June 2008 and 2009

INCOME	2007/08	2008/09	EXPENDITURE (cont'd)	2007/08	2008/09
Interest Received	20,523	38,521.19	Manchester	2,876	8,024.74
Rent Received	1,033,838	1,113,684.60	Motor Vehicle Expenses	12,195	13,789.51
Department Funding	137,491	141,978.30	Meetings	2,033	2,779.20
Other Income	18,078	24,348.72	New Tenant Voucher	-	190.00
Laundry/Telephone (recovery)	457	-	Photocopying	3,429	3,465.09
Grants—DHS	27,261	105,047.35	Postage	1,291	1,508.13
Grants—City of Port Phillip	-	804.00	Printing and Stationery	1,941	3,750.54
TOTAL INCOME	<u>1,237,648</u>	<u>1,424,384.16</u>	Provision- Annual & Sick Leave	8,273	9817
EXPENDITURE			Provision- Long Service Leave	4,637	6,055.19
Advertising	73	843.11	Registration- Houses	2,414	2,195.00
Accountancy Fees	1,504	3,612.00	Rent	359,372	337,135.01
Amenities	1,601	1,910.88	Recreation Activities	234	-
Audit Fees	1,744	1,736.09	Resources (Youth Program)	-	22.95
Bank Charges and taxes	88	220.00	Salaries	383,421	419,715.73
Centrelink Fees	1,847	2,091.60	Staff Training	6,145	10,588.82
Community Grants Projects	-	-	Staff Supervision & Debriefing	4,512	5,728
Computer Supplies	12,102	6,969.60	Sundry Expenses	2,734	9,233.27
Contract Cleaning	67,590	71,003.29	Subscriptions & Memberships	2,599	3,487.13
Consultants Fees	19,045	630.00	Social Events – Tenants	1,424	1,248.89
Consumables	5,145	4,618.71	Telephone	16,623	16,762.93
Court Funds	-	1,954.95	Superannuation contributions	34,485	37,712.15
Depreciation	16,432	17,223.06	Tenancy Refunds	4,529	6,379.84
Energy	115,755	137,742.73	VCAT	2,212	2,954.95
Furniture & Equipment	44,320	84,276.67	Water/Sewerage	-	17,500
Fringe Benefit Tax	9,018	3,840.26	Workcover	6,798	8,358.05
Gardening	336	948.38	YHP Funds	4,384	3,108.18
Insurance	5,138	2,353.30	TOTAL EXPENDITURE	<u>1,188,185</u>	<u>1,295,672.28</u>
Key Costs	1,448	1,549.57	OPERATING PROFIT	50,382	128,711.88
Maintenance & Repairs	16,436	20,637.87			

Audit conducted in accordance with Australian Accounting Standards by Janet L. Collyer of J.L.Collyer and Partners, 1st Floor, 189 Coleman Parade, Glen Waverley, Vic 3150.
Complete audited statement and notes available from 259 Dorcas Street, South Melbourne.



Financials: Balance Sheet

Balance Sheet
As at 30th June 2009

	2008	2009
CURRENT ASSETS	\$	\$
Cash at Bank- BOM Term Deposit A/C	127,525	-
Cash at Bank- Operating A/C	130,739	83,986
Cash at Bank - ANZ Term Deposit 1	210,546	226,145
Cash at Bank - ANZ Term Deposit 2	51,507	55,589
Cash at Bank - ANZ Term Deposit 3	-	229,930
Petty Cash	300	300
Provision for GST	15,323	6,601
Total	535,940	602,551
NON-CURRENT ASSETS		
Motor Vehicles	88,289	88,289
Less Accumulated Depreciation	<u>39,128</u>	<u>49,588</u>
	49,161	38,701
Office Furniture and Equipment	117,441	125,784
Less accumulated Depreciation	<u>96,309</u>	<u>104,072</u>
	21,132	21,712
TOTAL NON-CURRENT ASSETS	70,293	61,413
TOTAL ASSETS	606,234	662,964
CURRENT LIABILITIES		
Income in Advance	36,577	989
Accrued Expenses	98,359	65,648
Provision for Annual & Sick Leave	68,982	78,798
Provision for Long Service Leave	29,805	35,860
Other Creditors	9,898	3,509
TOTAL LIABILITIES	243,621	184,804
NET ASSETS	362,612	491,324
EQUITY & RESERVES		
Retained Earnings	362,612	491,324
TOTAL EQUITY	362,612	491,324



Thanks

We have appreciated support from many fantastic people and organisations this year:

Jeanette Butler: Accountant, volunteer
Angelo Biviano: Accountant, Chambers and Partners, South Melbourne
City of Port Phillip, Community Grants
Grill'd, Clarendon Street, South Melbourne, financial donation
St Peter and Paul's Parish Council
Father Bob Maguire: St Peter and Paul's, South Melbourne
Rev Nick Hernshaw: St Lukes, South Melbourne
John Horvath
Sheryl Powell
Crusader, Jane, Sherridan, Ursula: Gasworks Art Park
Sandra Whitson: Inner South Community Health Service
Deb and Helen: Inner South Community Health Service
Robert Macbeth: Office of Housing
Adrienne Hearn and King Ng: Nation Building Team, Office of Housing
Paul Spray and Alex Ghantous, Davis Langdon Project Managers
Martin Foley MP, Member for Albert Park, and Manfred Hacker
The Hon Richard Wynne MLA: Minister for Housing and Local Government
Royal District Nursing Service
Ian Curley: Executive Chef, The European restaurant, Spring Street, Melbourne
Clarendon Meats, donation
Susan Fallaw: SAAP Networker, Southern Metro Region
Sandra Burman: Melissa Gleeson, Mary Koros: DHS, Southern Metro Region
Nonda Katsalidis and Natasha Pahoff: Fender Katsalidis
Sandy Joffe and Tullia Gilary: Port Phillip Community Group
Deb Tsorbaris and staff: Council to Homeless Persons
Bill Barlow: Architect
Phil Hambling: Property Services, Office of Housing
Voula and Jack: Eve's Cleaning
Charlie Morris and staff: Morwins
Emma Crichton and Anna Nissen: St Kilda Youth Service
Melbourne Magistrates' Court: court funds donations
Royal Melbourne Show: donation of tickets
Chef's Hat South Melbourne: financial support
Emma Harrowfield, Michael Forbes and others: Office of the Housing Registrar
Pam Kennedy and team: QICSA
Brian Pound and team: Community Housing Federation Victoria
Water Rat Hotel, South Melbourne, meeting venue
Anne Callaghan, Social Meals Program Co-ordinator, City of Port Phillip
Frank O'Connor, Mayor, City of Port Phillip
Victorian Association for the Care and Resettlement of Offenders
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Darren Lane and staff, COMAC community housing maintenance
ADZ Building Services, for upgrading Stokes Street rooming house
C&B Locksmiths South Melbourne
Bunnings Port Melbourne, donation
Bruce Foote, MDB
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