



South Port Community Housing Group Inc
Annual Report 2015





Report from President and CEO



This has been a year of significant achievements but, in taking on new property ownership and asset management responsibilities and rising to the challenges of new Department Human Services policy directions over recent years, it must be said: our organisation continues on a pretty steep learning curve. We have continued to house people coming from homelessness while also taking on ambitious property development projects. In important policy debates held this year we have developed some views about the ways in which Departmental support could be adjusted to assist us to make this work better. We look forward to the opportunity to have input.

In July 2014, South Port Community Housing Group signed the contract to purchase a complex of older persons units known as Rathronan at 15-37 Emerald Street, South Melbourne. These 31 units, built in 1974 and owned by the GW Vowell Foundation had provided housing for older persons on low income since that time and would have disappeared as affordable housing without South Port's tenacity, preparedness to borrow funds to meet the \$5mill purchase price and significant support from the State Government in the form of a \$2.3mill grant. We are also appreciative of the support received from Justice Connect and the excellent legal representation provided on a pro bono basis by law firm Lander and Rogers.

This project involved several firsts for

South Port: our first property purchase and our first loan from the bank. These two milestones reflect the policy context that we now must work within to survive as a community housing agency. The Department of Human Services requires Community Housing Providers, if they seek to expand the housing they manage, to leverage additional funds through borrowing. This means our rental income from tenants across the program must support capital investment and asset management, not just our operating expenses and depreciation, as in the past. It is something we have come to reluctantly accept.

The purchase of Emerald Street also completes our obligation to the Department of Human Services in respect of funding for our property at 330 Bank Street, South Melbourne. This obligation required us to fund another social housing project of no less than six units within five years, in part by borrowing funds.

Another first for South Port during the year has been the financing and project management to refurbish the Emerald Street units; the first nine were completed by November 2014, followed by eleven completed by mid July 2015. A \$40,000 grant, each year for three years from the



Back row: Tom Barrett, David Springle, Rachele Paquin, Matt Boland, Norman Huon.
Front row: Heather McKee, Bill Joyce, Beris Campbell, Mary Anne Noone. Inset: Richard Mac





GW Vowell Foundation to contribute to the upgrade of these units has allowed us to fast track the works and is much appreciated by the residents who have moved into their upgraded bed sits. Ten more units are currently being renovated. We are grateful to Matt Kent, Team Leader in our Housing Program for his skill in overseeing this process and to the whole housing team for rising to the heavy workload involved in all of the important upgrades achieved in the last year.

In February we complied with the Department of Human Services' requirement that we take over responsibility for maintenance of the buildings which we lease from them. We established an agreement with Morwin Pty Ltd, an experienced building/maintenance company based in Port Melbourne.

In a further push to have the community housing sector at arms length, the Department of Human Services directed that Community Housing Providers move from the Housing Provider Framework Lease to a 'General Lease' by 30 June 2015, extended for a further 6 months to December 2015. This idea has exercised the Committee of Management during the year as the General Lease requires Community Housing Providers to assume responsibility (and liability) for asset management including Council rates and property upgrades, whilst retaining all rent generated by the properties under lease. The committee wrote to the Minister for

Housing, The Hon. Martin Foley, expressing our concern regarding our perceived conflict in being required to fund major maintenance/capital improvement in the long term and contribute funds for new housing, whilst providing accommodation for single people on the lowest incomes.

Thankfully, in light of some of these policy conundrums, there is a very positive and exciting development to report: the

conclusion of a two year program of rooming house conversions from shared facilities to self contained bed-sit flats ('studio apartments', as they tend to be known in the private market). Tenants moved out of our Ferrars Place rooming house in April 2013, in readiness for building works to bed-sit conversion. Rooms at Church Street were then vacated and in August of that year the rooming houses in Bank Street and Cecil Street



L to R: Ronnie Hazelwood, Manuel Solano Castro, Janet Goodwin, Barbara Leon, Eve Breitzke, Matt Kent, Elana Kopke, Rebecca Blight, Melanie Martin. Inset: Lenore Gerloff





were included in the current upgrade program. With 30% of our stock part of this upgrade, this represented a major logistical exercise to relocate residents, as well as a significant financial impost on the organisation with loss of rent during the period the properties were vacated. Church Street was re-tenanted in late October 2014 followed by Cecil Street in December 2014, Ferrars Place in January 2015 and finally Bank Street in April.

Having reached the other side, the improvements to these properties in order to provide modern, self-contained bed-sit accommodation is extraordinary. Special thanks to Phillip Hamling and the Assets Team at the Department of Human Services responsible for the rooming house upgrades.

The re-opening of ‘Balladonia’ at Ferrars Place by the Hon Martin Foley on 10 April, 2015 was a wonderful celebratory event with the residents proudly showing our special guests their new homes. As the Minister for Housing, Disability, Ageing, and Mental Health, Martin gave a great speech highlighting the inter-relationships between his portfolio responsibilities and the importance of a safe place that you can call home.

The 24-room rooming house in Layfield Street remains our only traditional rooming house with shared accommodation and we look forward to the time when this property makes it onto

the upgrade program.

The City of Port Phillip is a council way ahead of all others in its ground-breaking approaches to supporting community housing. We made a presentation to Councillors and senior staff at the City of Port Phillip in May of this year highlighting South Port’s particular contribution to housing those least well served by the private housing market: people on the lowest incomes, young people, old people, people suffering with chronic mental health problems, people with long term drug or alcohol issues. This presentation was in the context of the Council’s ongoing consideration of their draft strategy, **Strengthening Partnerships with Local Community Housing Organisations** (recently renamed **In our Backyard – Growing Affordable Housing in Port Phillip**). After several years of development and review, the strategy is soon to be considered by Council. We are still hopeful that Council will recognise the importance of more than one agency contributing to a housing response for single people who have experienced homelessness in this community.

From April to June the committee held a series of planning workshops in collaboration with staff, developing a **Strategic Directions Plan, 2015 – 2018** which was adopted by the committee of management in August, 2015. Over several working sessions we reviewed our mission and identified the outcomes to be

achieved in carrying out our mission. This work has resulted in a number of strategic priorities and will focus our attention on several initiatives particularly looking at innovative ways to grow affordable rental housing in this community. Support from the City of Port Phillip and State Government will be critical to our capacity to achieve our ambitious plan.

Alongside the strategic planning process, the governance subcommittee has been working on a review of our constitution. Justice Connect has supported us once again, and has linked us with Sparke Helmore Lawyers who are generously providing pro bono advice with this task. We are currently working through the review and planning to hold a special



We are grateful to Tod Gudde for his work on devising and establishing our ever-expanding free wi-fi internet service for our tenants—an important social justice initiative.





meeting to adopt the revised constitution by mid 2016.

Our Youth Housing Support Team again faced the three - yearly accreditation against the Homelessness Assistance Standards. In March, the assessors spent two days at the office reviewing records and procedures and talking to staff, clients and stakeholders. The program again passed all standards: a credit to the professional and dedicated way in which the team works.

We are participating optimistically in consultations being conducted by the Department and the new Minister, our local member, the Hon. Martin Foley. We know Martin has a deep understanding of the issues and we look forward to working with him to improve the community housing and homelessness systems.

The wonderful staff team at South Port has again risen to all challenges and continues their dedicated and professional approach to accommodating and supporting many people with significant and complex needs. The team is supported by the CEO, who continues to provide extraordinary leadership; who understands what is required to deliver a compassionate and effective response to housing our client group and who also continues to challenge the sector and the state bureaucracy in an articulate and respectful way to achieve better housing for single people who have experienced homelessness.

The Committee of Management has welcomed a new member, Matt Boland, who brings great insights into strategy and working with government, among other things. We thank the Committee for its hard work this year: there have been numerous occasions on which extra time commitment has been called for, and all Committee members have generously contributed.

Our small organisation continues to achieve some remarkable outcomes- all in the

context of our great local community, and in the best interests of more and better housing for those highly disadvantaged members of our community.

Heather McKee

President

Janet Goodwin

CEO



The re-opening of 40 Ferrars Place, South Melbourne: a rooming house upgraded and converted to self-contained bed-sit flats. From left: Ben Ivers (tenant); Natalie Johnston (tenant); The Hon Martin Foley (State Minister for Housing, Disability, and Ageing, Minister for Mental Health, Minister for Creative Industries and Minister for Equality); Heather McKee (President SPCHG); Patricia Kelly (tenant); Daniel O'Donohue (tenant).





Community housing provides a brighter future in South Melbourne

From DHS website

Across the road from the light rail station in a leafy South Melbourne street, 20 people who might otherwise be homeless are now enjoying a new life filled with potential.



Through the National Partnership Agreement on Homelessness, South Port Community Housing recently transformed the 100 year-old heritage-listed Balladonia to provide 20 self-contained apartments for long-term residents who would otherwise be on the streets or in unsafe transitional housing.

For resident Ben, the affordable, safe and secure place to live has given him hope that he can turn his life around after battling addiction.

"When South Port offered me one of the self-contained flats at Balladonia, I saw it as an opportunity to really be independent.

"Now that I've got somewhere safe to live I'm looking after myself and I'm looking forward to getting back to work, 'cause I reckon I've got another 30 years of work in me," Ben said.

For resident Daniel, it means he can reconnect with his family.

"For a long time, I didn't really have

anywhere to call home," Daniel said.

"Prior to moving in to Balladonia, I lived in a boarding house and my daughters couldn't really visit there so I didn't see them as much as I'd like. Now, they can visit me here and it makes me really happy."

The \$4.3 million upgrade to Balladonia was managed by the Department of Health & Human Services and South Port Community Housing and has achieved a 7-star energy rating. The environmentally sustainable design features include insulation, double-glazed windows, solar-boosted hot water, rainwater tanks for toilets, water-saving taps and smart lighting in bathrooms and common areas.

The fully furnished flats are complemented by communal laundries and a courtyard with washing lines and a barbecue, under the shade of a large cumquat tree.

Established in 1983, South Port Community Housing is a not-for-profit registered housing agency that helps people on low incomes with affordable accommodation in Melbourne's inner south.



Street Party August 2015



Supported financially by StreetSmart and local businesses, on 7th August on the street outside our office, we held a Street Party to mark Homelessness Prevention Week. A jazz band played, we had a free barbecue, coffee, tea and cakes, and handouts about us for passers by. Our good friends at Port Melbourne Neighbourhood Centre, Port Phillip Community Group, Anonymous X and Father Bob Foundation joined in, bringing food, bunting, free books and second hand clothes. Local South Melbourne businesses donated meals, books, market vouchers and gifts, which we gave away by lucky draw. Our dedicated local Member, Martin Foley, 'Minister for Everything We Care About,' dropped in and had a chat. We think this is 'real community' in action.



8 Treasurer's Report



The operating surplus for the year was \$169,106, an increase of \$45,401 over the previous year. Operating income was up by almost \$400,000, boosted by rent received from Emerald Street, DHS properties being re-tenanted after upgrades, a donation from the Vowell Foundation for Emerald Street renovations. These increases were substantially offset by higher property and tenancy charges, depreciation and interest expense for Emerald Street, and payroll costs for the new position of Operations Manager.

The final net profit of \$2,779,867 was affected by two major, non-recurring items. Firstly, it includes the grant of \$2,300,000 from DHHS referred to in last year's report, that allowed us to complete the purchase of the Emerald Street property. Secondly, the purchase of Emerald Street triggered the write back of the provision for Housing Expansion shown in last year's balance sheet of \$310,761. This had been accumulated from two sources—annual, anonymous donations of \$30,000 made over a number of years for the express purpose of expanding housing stock—and interest earned on deposits held from Nation Building progress payments, held over several years and subsequently spent on Bank Street. Our anonymous donor has continued to contribute \$30,000 annually, with the request that the funds this year be used for an appropriate research project and they will be held in a provision for that purpose.

Last year I discussed the dilemma that SPCHG faces in contemplating growth through acquisition of freehold property. With our existing client base, and with prudent provisions for long-term maintenance of properties, property purchase is not an attractive proposition. We see DHS leases on favorable terms as being the preferred means of expanding stock, however, it seems clear that, for the time being the Victorian Housing Department would prefer to transfer ownership of social housing stock to community housing operators. Further, other Housing Providers and Associations, who typically have tenants with higher incomes and lower management needs appear enthusiastic about such transfers. We also have to accept a financial disadvantage by offering housing to low-income singles, rather than low-income couples or two-parent families. Apart from our preference to concentrate on clients in this "cohort", it is the sector where there is the greatest shortage of public and social housing stock.

Given that a core element of our Mission is to create more affordable housing options for singles, the COM is reexamining purchase options—this is particularly relevant and timely, as opportunities may arise through the City of Port Phillip Social Housing Partnerships Strategy. Our initial analysis shows that, if we were able to obtain some financial support from COPP, and borrow the balance to finance a project, say of a similar size to Bank Street, we may be able to generate sufficient cash

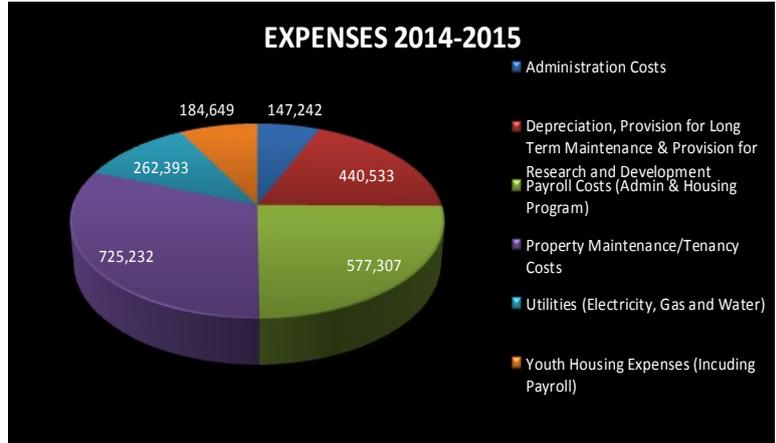
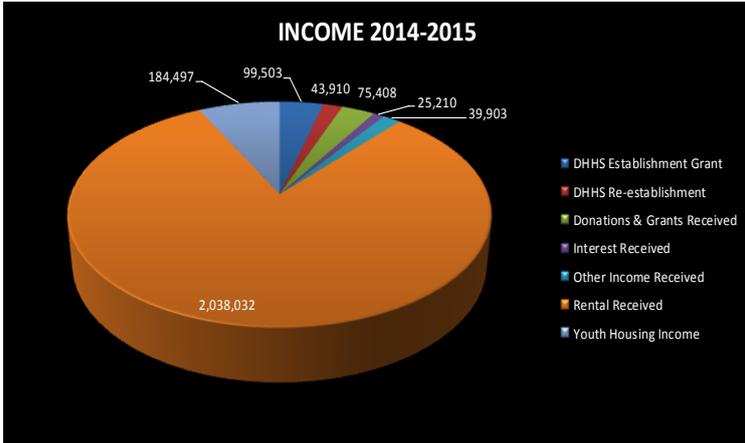
to service a loan and remain liquid. However, this would mean neglecting long-term maintenance for some time—and after making provision for such maintenance and depreciation we would be reporting significant losses for an extended period.

So, in essence, we are faced with two alternatives. Should we maintain a conservative position, and low risk approach to financing growth, we will pass up opportunities to increase affordable housing options for our client group. If we relax our financial standards to develop new housing we will almost certainly report significant losses for an extended period and run the risk of building up a significant back log of maintenance work—not unlike the current position with public housing stock. At least one thing is clear—any financier considering the provision of funds for a SPCHG acquisition will rely on cash flow from DHS leased properties on financially viable terms and conditions. Plainly such arrangements are necessary if we are to leverage the current public investment in social housing stock.

The Finances, Assets and Risk Sub Committee has functioned very effectively this year. My thanks to fellow Sub Committee member Bill Joyce and staff rep's Manuel and Janet. Manuel has done an outstanding job in preparing all of the reports we require to undertake sound financial management and planning.

Norman Huon
Treasurer





Rooming House Upgrades

We are proud to have been a leader in working with the Department Human Services to enable the conversion in 2013-5 of another four rooming houses to beautiful self-contained bed-sit flats. This brings our total to eight rooming houses converted since 2009. Tenants are temporarily relocated and most of the original tenants return: tenancy turnover, however, reduces from around 45% to less than 10%. A private space to call home makes all the difference.





Youth Housing Program

The Youth Housing Support Program (YHSP) has had an eventful year; with a successful review of the program against the DHHS (Department Of Health and Human Services) accreditation standards, a new staff member on board, and supervising an RMIT social work student on placement. Our 'core business' is providing quality case managed support homeless young people but, on top of this this year, we continued to participate in important networks and were successful in obtaining further funding to address disadvantage.

The program achieved Accreditation against the Department of Health and Human Services standards for the third consecutive time after our external review in March this year. Review of the YHSP against these standards by national accreditation body, QIP (Quality, Innovation, Performance), acknowledged particular strengths of the program. Accreditors reported, 'Case practice is strong with good attention paid to upholding the rights and responsibilities and privacy of its client group. Safety is managed well and supported by a strong system of external supervision that has been in place for many years.' (QIP 2015). The accreditation process ensures ongoing quality improvement. As required, the organisation has developed a Quality Work Plan (QWP) that drives the process; the next accreditation review is in March 2018.

In September 2015 we welcomed Eve Breitzke to the team. Eve comes to us with previous housing experience in Youth and Family Violence, refugees and has a juvenile

justice background; her skills in these areas complement the skill set of the program. Eve replaces Louisa Tew, who was with the program for about a year, and who brought a wealth of knowledge and experience to the program. We wish Louisa all the best in her future endeavours. We are also supervising Daniel Daly, a Social Work student from RMIT who is completing his first placement. Having two new team members on board brings fresh eyes and analytical review of current processes. Bec and Barbara continue to support young people within the program and be a voice for the organisation within networks and the local community.

The YHSP continues to provide responsive case management to young people at risk of, or experiencing homelessness. We work collaboratively within the "Opening Doors" system and with other youth housing support services to assist local young people and young single parent families. Our case management is tailored to the presenting needs of individuals and utilizes the resources available in the system to meet such needs.

The program has been working with an average of 32 clients at any given time, with 80 young people being assisted via case management in the 2014-2015 financial year.

The YHSP was successful in obtaining \$10,000 through the Victoria International Containers Terminal (VICT) grants. This funding opportunity was open to not-for-profit organizations within the Port Phillip and Hobsons Bay municipalities. The VICT

funding was approved to further assist our clients around health and education, where current funding opportunities do not meet this need. It's been amazing to have access to flexible funding that can be used to complement our case management practice.

One client has used VICT funds to explore a career path in alternative medicines; another has used the funds to train her assistance dog. A number of clients have used the funds to purchase a fridge, washing machine or a bed to set up their long term housing.

The program continues to utilize government funds through CEEP (Creating Education and Employment Pathways) funds to meet our client's educational needs and YRAP (Youth Private Rental Access Program) funds to access and set up housing in the private rental market. The program also continues to receive a regular donation from Melbourne Magistrates Court Fund to address disadvantage used to assist with food and other emergency needs and to provide opportunity to celebrate our clients' birthdays.

As part of ongoing professional development, Youth Housing Support Program workers have attended Conflict Resolution, Outreach Safety, Motivational Interviewing, Borderline Personality Disorder, and Family Violence Common Risk Assessment Framework (CRAF) training this year. We appreciate these opportunities.

The program continues to be involved in the Southern Homelessness Network via





the Youth Practice Working Group; this group aims to inform the Local Area Service Network (LASN) on the needs of young people accessing the Homelessness Service System. Allocations Meetings are attended fortnightly by inner and middle youth housing support services. The meeting aims to match young people on the Opening Doors list to allocation of available resources. The City of Port Phillip Youth Network provides training in themes that compliment our work and is a valuable networking opportunity with a range of services that assist our client group.

We were fortunate to be able to upgrade our program vehicle in March this year! We would like to sincerely thank "Street Smart" for their donation towards this upgrade and the SPCHG committee of management for prioritizing some of the budget to meet this need.

A big THANK YOU to Janet, Committee of Management and staff at South Port Community Housing Group for ongoing commitment to our program and dedication to assisting disadvantaged people overall. Also, we would like to acknowledge our long-standing Clinical Supervisor, David Chong, who provides a space for reflection, consistency and discipline within practice. We are excited about the year ahead and plan to continue approaching our work with dedication and passion!

Rebecca Blight

Team Leader

Free Wi-Fi

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We are delighted to be able to offer free wi-fi for tenants at many of our properties. Access to computers and internet connections are outside the financial reach of most people we work with and we can see how this is becoming a growing issue of social justice; another causal factor in social exclusion. We wish to express our sincere thanks to, and admiration for, technology expert, Tod Gudde, the technical mastermind behind the scheme, who has done many, many hours of work on a pro bono basis on the project purely out of commitment to social justice.

Systems at our properties are becoming more and more high-tech, with electronic locking systems and security cameras at entryways. These systems require installation of a computer and an internet connection on site. With Tod providing the expertise, we are using these computers and the excess capacity on the internet connections to establish a free wi-fi service for many tenants.

Tod establishes wi-fi hotspots to ensure the signal can reach all tenants in a building. He also sets data limits and passwords. It is a service that is available to tenants in five of our properties already and we plan to keep expanding it.

And, rounding out the project, we can now also offer subsidised training. We are grateful to StreetSmart for financially supporting another South Port project: 'beginners' computer training' for our tenants. The people at StreetSmart are skilled fund-raisers who are always ready to support organisations in our sector by funding good projects that encourage social inclusion for people at risk of being on the margins.

Pictured: Mark Kumatse, Vicky Jensen and Ted Yang enjoying the free wi-fi.





Housing Program

It has been another very big year in the Housing Program.

Having responded to the Department's preference for agencies to take on the maintenance of the DHHS properties which we lease, in February we engaged local building/maintenance company, Morwin, and have started to come to grips with a whole new skill set. As systems become more established, we are confident this will allow a prompter and more responsive service to our tenants.

The upgrade program at Emerald Street continues. Renovation of the first 20 units is complete; in the next 10 we have engaged another of our favourite building contractors, Jeff Williams Building Services. In collaboration with them we have revised the design of the units by knocking out the main brick wall to create extra living space. The increase in space is small in square meterage, but significant for the people who will be living in these small bed-sit units. Taking on management of the older persons' units at Emerald Street has demanded acquisition of another skill set: that of understanding the particular issues faced by older people and developing links with relevant support services.

The re-tenanting of Ferrars Place in April this year marked the conclusion of the biggest upgrade program we have ever undertaken. Over two years we moved 75 tenants around to facilitate the conversion of four rooming houses: Church Street, Bank Street, Cecil Street, and Ferrars Place.

With Stokes Street having been converted in 2009 and Princes St, Dorcas St and Victoria Avenue in 2011, we are proud of this massive achievement as it is very clear to us how a self contained unit can provide a secure home, which a rooming house (except for Layfield Street) are now converted to self-contained bed-sit units. We are of course extremely hopeful that conversion of Layfield Street can happen in 2016. A big thanks to Phillip Hamling from the DHHS for his ongoing support of our organisation and its commitment to providing better quality long term housing for our residents. Having personally been involved in each of these property conversions from start to finish it gives me great satisfaction in being able to offer our residents a beautiful new unit they can call home.

Negotiations with DHHS have led to them funding the conversion of all of our locking systems to the computer-managed electronic Salto system. Three properties have been done to date and the works will continue into early 2016. Electronic locking systems are more effective and secure as an electronic tag can be cancelled immediately if lost. They are also a more cost effective solution than the normal key arrangement.

The introduction of the computer-managed electronic locking system has also provided South Port with a unique opportunity to be able to offer a free Internet service to

residents within these properties. Requiring an Internet connection to set up the system we took the opportunity using the expertise of Tod Gudde to install the provisions required to enable us to offer this service. The pro bono involvement of Tod in establishing the system through setting up accounts and log-ins for tenants has enabled this important service to our tenants who otherwise could not afford to own a computer and an Internet connection. We are very grateful to Tod .

As part of our ongoing commitment to providing safe and secure housing we have been installing CCTV cameras throughout the common areas of our properties. We have received a lot of positive feedback from our residents who feel more secure knowing they are there. We anticipate that by the end of 2016 each of the South Port managed multi unit properties will have CCTV security cameras installed.

A very welcome addition to the housing program this year has been Elana Kopke. Being such a small staffing group Elana has provided much needed relief to the team and hit the ground running with her thoughtful and hands on approach to the role. Her ongoing commitment to the Social Meals Program at Layfield Street in conjunction with the City of Port Phillip has seen it go from strength to strength this year. Based on that success, the program has been expanded, and recent trials at Ferrars Place would suggest the program will continue into 2016 and beyond. I am pleased to announce that Elana and her partner Jordan are expecting their first





child in March next year. Congratulations Elana!!

Just as we welcomed the arrival of Elana in November last year to complement the team, we were sad to see the departure of Jarrod Gunn in September this year. Jarrod, who was in the newly created role of Operations Manager, was only with the organisation for a short period of time but certainly left his mark on the place. We wish Jarrod all the best in his future endeavours.

In order to keep developing our skills in working with our client group, the team has undertaken a range of training courses this year from *Understanding Bi Polar Disorder* to *Managing Conflict and Negotiation Skills*. The South Port Housing Program staff continue to demonstrate a strong commitment to further developing their skills through training in order to provide best practise for our client group.

August saw the inaugural Street Party Event held by South Port during homelessness week to raise awareness of homelessness. A great turnout by all involved and no doubt it will become a future event on the calendar. Thank you for all the hard work done by so many involved in the lead up and on the day....you know who you are.

As we move into a more independent model in regards to our relationship with the DHHS we can see the challenges facing us in planning for progressive upgrades of some of our older properties in the near future. We are though, committed to and genuinely excited about bringing our beautiful heritage buildings into the new era and maintaining a standard of community housing set by no other.

Thank you to the committee for their ongoing support of the program throughout the year. The organisation does not function without them. I would also like to thank Janet Goodwin, the CEO of this fine organisation, for providing me with the stability and support required to fulfil my role.

I would like to take this opportunity to thank all the staff of the housing program for their hard work and dedication this year. Despite the ongoing challenges we face the team continues to rise above them and it is a credit to the hard work of each and every one of them.

To all our 285 residents, thank you for your co-operation and camaraderie in 2015.

Matt Kent
Team Leader



Christmas Party 2014





Housing Statistics



INCOME TYPE: TENANTS JULY 2015		
	% Aug 2005	% Jul 2015
Age/Veterans Pension	14%	11%
Disability	40%	50%
Newstart Benefit	35%	31%
Austudy/Youth	2%	1%
Salary/Other Income	9%	7%

AGE PROFILE: TENANTS JUL 2015			
	Male	Female	Total
Under 26	2	2	4
26-40	27	13	40
41-55	70	38	108
56-69	50	25	75
70+	25	8	33
TOTAL	174	86	260

YEARS OF TENANCY	
	JULY 2015
≤ 1 Year	45
1-2 Years	42
3-6 Years	58
7+ years	115
TOTAL	260

Note: with three ex-rooming houses and nine flats at Emerald Street still closed for upgrade (due to be completed in December) we are below capacity at the time of completing the statistics.

UPGRADES: CHANGING THE PROFILE OF HOUSING MANAGED			
		2012	2015
	Location	Tenancies	Tenancies
OWNED BY STATE GOVERNMENT:			
Rooming Houses– sharing bathroom/kitchen	South Melbourne	72	22
Self Contained Bed-sit Units	South Melbourne, Albert Park, Port Melbourne	82	131
One Bedrooms Flats	South Melbourne	41	41
Flats attached to rooming houses	South Melbourne, Port Melbourne	9	6
Separate Houses + Flats (singles and families)	St Kilda, Balaclava, Elwood	12	14
OWNED BY SPCHG:			
One Bedroom Flats	South Melbourne, Bank St	40	40
Bed-sit Flats	South Melbourne, Emerald St		31
TOTAL		256	285





The Year In Summary

- July 2014** • Signed the contract to purchase 15-37 Emerald Street, South Melbourne, from the G.W.Vowell Foundation– with pro bono legal assistance from Lander and Rogers
 - The Committee resolved to upgrade 7 units in the first year and, in response to growing community awareness of the numbers of homeless older women, allocate at least 50% the flats to women
- August 2014** • Conversion/upgrade works to rooming house at 25 Church Street completed
- October 2014** • Official opening of Emerald Street conducted by Wendy Lovell, Minister for Housing
 - Developed arrangements with Tod Gudde from TCV Neo who offered to provide pro bono assistance in establishing free wi-fi for tenants of buildings with on-site internet connection for locking system
- November 2014** • Fire in Flat 9 at Emerald Street
 - Retirement of auditor, Jan Collyer
 - Completion of the renovations to the first 9 flats at Emerald Street by Schultz Building Group
- December 2014** • Conversion/upgrade works to rooming house at 159 Cecil Street completed
- January 2015** • Conversion upgrade works to rooming house at 40 Ferrars Place completed
 - Commencement of the next round of renovations at Emerald Street by Schultz Building Group
- February 2015** • Assumed responsibility for maintenance of DHS owned properties via Option 2 Lease. Negotiated a contract with local company Morwins Building and Maintenance to undertake maintenance for us.
 - Partnership with Port Melbourne Neighbourhood Centre, Inner South Community Health, and Port Phillip Community Group on Voices from the South Side– social inclusion project
- March 2015** • Assessors from QIP spent two days at our offices, interviewing and inspecting records to assess our Youth Housing Support Service for re-accreditation
- April 2015** • Conversion/upgrade works to rooming house at 239 Bank Street completed
 - The Hon Martin Foley officially re-opened converted rooming house at 40 Ferrars Place
 - QIP advised that our Youth Service complied with all Homelessness Assistance Standards and approved re-accreditation for another 3 years
- May 2015** • President and CEO made a presentation about our organisation to City Port Phillip councillors and executive in context of Strengthening Partnerships Strategy
- June 2015** • Held a series of planning workshops that led to Strategic Directions 2015-18 document
 - Youth Program received \$10,000 from Victorian International Container Terminals, keen to support community agencies around the port area, particularly those supporting young people
- August 2015** • Street Party held in Marshall Street outside our office to mark Homelessness Prevention Week 2015
- October 2015** • Commencement of next round of renovations at Emerald Street, 10 units, by Jeff Williams Building
 - Commenced research project in conjunction with RMIT to evaluate our 'supportive tenancy management' model





South Port Community Housing Group Inc.
Profit and Loss Statement for the year ended 30th June 2015

INCOME	2015	2014	EXPENDITURE (cont'd)	2015	2014
Interest Received	25,210	64,879	Manchester	7,430	1,391
Rent Received	2,038,032	1,767,480	Meeting/Events	4,740	4,060
Department Funding	143,413	44,552	Motor Vehicle Expenses	15,134	20,796
Other Income	39,903	20,353	Pest Control	8,935	5,411
Donations	70,984	30,375	Photocopying & Postage	4,373	5,129
Non-Capital Grants	188,922	181,903	Printing and Stationery	3,411	2,151
Total Income	2,506,463	2,109,541	Provision—Housing Expansion	-	30,000
EXPENDITURE			Provision—Employee Entitlements	38,532	17,216
Accountancy Fees	3,392	1,037	Provision—Long Term Maintenance	115,000	107,512
Advertising	1,071	687	Provision—Research & Development	30,000	-
Amenities	872	1,184	Registration Fees- Houses	549	1,638
Audit Fees	1,888	1,922	Rent—Maintenance Fund Fee and Asset Management Fee	352,145	385,235
Interests, Bank Charges & Fees	77,753	286	Repairs and Maintenance	55,753	22,487
Centrelink Fees	3,440	3,119	Salaries	665,293	613,070
Communications/PR	4,787	6,376	Social Events— Tenants	3,994	3,947
Computer Supplies	10,906	12,947	Staff Training	7,781	10,952
Consultants	2,169	-	Subscriptions & Memberships	6,409	2,674
Consumables	4,458	1,354	Sundry Expenses	2,799	7,793
Contract Cleaning	45,394	43,251	Supervision/Debriefing	8,025	8,788
Council Rates	28,444	38,594	Telephone & Internet	14,150	6,949
Depreciation	295,533	249,314	Tenancy Refunds	1,415	733
Energy	192,102	218,665	VCAT Costs	1,854	2,311
Fire Safety Compliance	30,114	18,461	Water/Sewerage	73,701	73,453
Fringe Benefits Tax	5,347	4,394	WorkCover	18,242	15,099
Furniture and Equipment	152,709	2,760	YHP Fund	1,878	1,718
Grants Spending	13,076	14,756	Total Expenditure	2,337,357	1,984,837
Insurance	12,136	10,091	Operating Profit	169,106	124,704
Key Costs	10,223	5,128	Write back of Provision—Housing Expansion	310,761	-
			Capital Grant Emerald St Development	2,300,000	-
			Net Income	2,779,867	124,704

Audit conducted in accordance with Australian Accounting Standards by Tony Ager of TST AUDIT & ASSURANCE Pty Ltd. 1st floor, 189 Coleman Parade, Glen Waverley, Vic 3150. Complete audited statement and notes available from 259 Dorcas Street, South Melbourne.

South Port Community Housing Group Inc.
Balance Sheet as at 30th June 2015

BALANCE SHEET	2015	2014
ASSETS	\$	\$
Current Assets		
Cash at Bank- Operating A/Cs	341,665	200,863
Cash at Bank - ANZ Term Deposits	560,358	1,549,408
Cash at Bank - Bank St & Emerald St A/Cs	1,007	-
Petty Cash	2,032	1,631
GST receivable	26,967	9,282
Total Current Assets	932,032	1,761,184
Non-Current Assets		
Land and Buildings—Bank Street Project	11,700,228	11,700,228
Land and Buildings—Emerald Street Project	5,422,298	507,516
Less Accumulated Depreciation	<u>655,565</u>	<u>387,979</u>
	16,466,960	11,819,764
Motor Vehicles	60,407	97,289
Less Accumulated Depreciation	<u>16,394</u>	<u>63,817</u>
	44,013	33,472
Furniture and Equipment	303,642	261,498
Less Accumulated Depreciation	<u>175,956</u>	<u>152,924</u>
	127,686	108,574
Total Non-Current Assets	16,638,659	11,961,810
Total Assets	17,598,026	13,722,995
LIABILITIES		
Current Liabilities		
Income in Advance—other	21,809	30,842
Accrued Expenses	121,197	170,139
Provision for Employee Benefits	234,039	195,507
Provision for Housing Expansion /Research & Devel	30,000	310,761
Provision for Long Term Maintenance	340,567	225,567
Total Current Liabilities	747,612	932,815
Non-Current Liabilities		
Mortgage Finance Emerald St	1,280,368	-
Total Non-Current Liabilities	1,280,368	-
Total Liabilities	2,027,980	932,815
Net Assets	15,570,046	12,790,180
EQUITY		
Opening Balance/Retained Earnings/Net Income	15,570,046	12,790,180
Total Equity	15,570,046	12,790,180

In Fond Memory



Edward (Ted) Pask

Much loved tenant of South Port since 26 February 1998.

Ted passed away on 16th August, aged 75 years. He suffered a very sudden and unexpected illness and was in intensive care at the Alfred for only a couple of days.

Ted was a warm person who was always very grateful for the opportunity South Port gave him when he was having a rough time. In 1998 Ted started out in one of our smallest rooming house rooms, enjoying the sense of community he found there. In 2005 he moved to his flat at 306 Dorcas Street.

There are some important things about Ted's life that most South Port people had no idea about: he achieved some very significant things in the world of ballet: both in dancing (with the greats of the world) and in writing authoritative books about ballet in Australia. We will always remember him with much fondness and respect.



Staff 2015

Admin Program

CEO	Janet Goodwin
Finance Coordinator	Manuel Solano
Finance Advisor	Jeanette Butler

Youth Team

Youth Housing Support Team Leader	Rebecca Blight	Nov 2005
Youth Housing Support Worker 0.6	Barbara Leon	Apr 2002
Youth Housing Support Worker 0.4	Louisa Tew	(Left Sep 2015)
Youth Housing Support Worker 0.4	Eve Breitzke	Sep 2015

Housing Team

Operations Manager	Jarrod Gunn	(Left Sep 2015)
Housing Program Team Leader	Matt Kent	Jun 2009
Housing Worker	Ronnie Hazelwood	Feb 2011
Housing Worker	Elana Kopke	Nov 2014
Reception and Admin	Lenore Gerloff	May 2004
Locum and Reception Part Time	Melanie Martin	Oct 2015

Commenced

Nov 1994
Feb 2011
Jan 2011

Committee of Management

	Position	Year first joined
Heather McKee	President	1983
Beris Campbell OAM	Secretary	1983
Norman Huon	Treasurer	2010
Bill Joyce	Deputy President	2005
Rachelle Paquin	Committee Member	2006
Richard Mac	Committee Member	2009
Mary Anne Noone	Committee Member	2009
Tom Barrett	Committee Member	2009
David Springle	Committee Member	2013
Matt Boland	Committee Member	2015

In Fond Memory



John Hrup

A very well-known and much-loved, larger than life character, John had been a tenant of South Port since 10 August 2010.

John died tragically on 1st February 2015 after being hit while crossing Bell Street, Coburg, on the evening of 28th January. He never regained consciousness. John was a frequent and welcome visitor to South Port's office. He had a quirky sense of humour and made us laugh a lot. He was lively, energetic and enthusiastic. He loved words and was clever with words. He was poetic. He was artistic. He loved to sing and had a wonderful singing voice. One day at our office he sang a couple of beautiful, traditional Croatian songs. He told us he remembered the family singing while they worked on the crops back in Croatia. John loved his family very much.

John is survived by the love of his life, his 15 year old son, Aiden Hrup.

We were honored to be invited by John's family to deliver a eulogy at his funeral in Thomastown on 12th February.





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Sincere thanks to the following for support, advice, collaboration, resource-sharing, financial assistance, and pro-bono assistance in 2015:



St Kilda Mums



And our warmest thanks to the following local businesses who, without hesitation, financially supported our Street Party held to mark Homelessness Prevention Week 2015:

- GIDDIUP Café, cnr Coventry Street, South Melbourne
- Coventry Books, Coventry Street, South Melbourne
- Pomegranate Homewares, Coventry Street, South Melbourne
- Mr Darcy, Coventry Street, South Melbourne
- Patony Pizza, Clarendon Street, South Melbourne
- Ralph's Meats, South Melbourne Market
- Chez Dre, Coventry Street, South Melbourne
- Bendigo Bank, Clarendon Street Branch
- ANZ Bank, Clarendon Street Branch

- FT Tuckshop, Charles Street, South Melbourne
- Chef's Hat, Cecil Street, South Melbourne
- Hunky Dory, Clarendon Street, South Melbourne
- Gray's Secondhand Furniture, Clarendon Street, South Melbourne
- Little Darcy, Coventry Street, South Melbourne
- Cottle's Coffee, Coventry Street, South Melbourne
- Andrew's Hamburgers, Bridport Street, Albert Park
- Chicken With a Twist, Cecil Street, South Melbourne
- John's Chicken, South Melbourne Market





South Port Community Housing Group Inc.
259 Dorcas Street, South Melbourne
VICTORIA 3205
www.spchg.org.au Ph: 9696 1128
ABN 24 317 721 493

