



SOUTH PORT COMMUNITY HOUSING GROUP INC
ANNUAL REPORT 2016



Homelessness has received considerable media attention this past year. Numbers of rough sleepers are a constant sight in the CBD and inner city strip shopping streets. The public often thinks of these images as the extent of homelessness, but homelessness extends far beyond this group. At the 2011 census, rough sleepers accounted for 5% of the estimated 22,789 people classified homeless in Victoria.

Closure of most of the private inner suburban rooming houses and hotels, or their transformation to accommodation for students and backpackers has significantly reduced options for low cost accommodation for single people in Melbourne. Renting on the private market for single people receiving Centrelink Pensions or Newstart Allowance is now unaffordable in all but the outer suburbs of Melbourne.

Combined with limited Government investment in social housing and population growth, homelessness is significantly increasing. We know that quality affordable housing, along with appropriate supports, are the key to reducing homelessness.

The State Government has made several important announcements in recent weeks that are focused on responding to the housing crisis. A 'Homelessness Package' announced by the Premier in November that responds to those 'sleeping rough or in temporary shelters' has been welcomed by Housing Groups. Infrastructure Victoria's

draft strategy to be presented to Parliament in December has called for major investment in affordable and social housing, identifying this as one of the top three priorities. We trust that the Government's response will include capital funding to organisations such as South Port Community Housing Group (SPCHG) to enable an increase in community housing to our target group.

SPCHG provides quality affordable housing for single people who have been homeless or at risk of homelessness. Further, SPCHG seeks to increase the number of quality community housing units with financial support from local, state and Federal Government. Last year's Annual Report acknowledged the significant financial commitment by government to the refurbishment of one of our properties, Balladonia, to create 20 self contained units and noted that we look forward to the time when our only remaining rooming house with shared facilities, the 24-room rooming house at Layfield Street makes it onto the upgrade program. We are still waiting the Department's consideration of what has become an urgent request for upgrade. The standard of accommodation we can offer at Layfield Street has suffered this year and we are arguing the case for the Department to prioritise the upgrade in the 2016-17 budget to enable SPCHG to provide a similar standard of self contained accommodation as at our other properties.

PRESIDENT'S

Refurbishment of ten units at Emerald Street, South Melbourne was completed in December 2015, leaving only one of the 31 units to be completed. The refurbishment has provided a much needed upgrade to the units purchased from the G.W. Vowell Foundation in July 2014 and we thank the Foundation for their donation of \$120,000 over three years to assist with the significant refurbishment costs.

Two major strategic and systems review processes were completed last year.

The committee of management, in August 2015, adopted a 3-year Strategic Directions Plan (2015-2018). The Plan has proved to be an ambitious, but important road map to focus the committee on our key strategic priorities.

The Strategic Directions Plan included an action to '*review our organisational structure to ensure we have the management, strategic and operational capability needed in a rapidly changing environment*'. The resignation of the Operations Manager in late 2015 provided an opportunity for this review. A consultant, Vicki Davidson of Quest Consulting, was engaged to review the staffing structure and capacity of the organisation. In response to this report, the CEO provided further analysis and recommendations. This provided a way forward to strengthen the capacity of the organisation to respond to the requirements of a registered housing provider. Delivering the housing and youth





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programs, managing maintenance on DHS owned properties (from February 2015), our own two properties, and positioning the organisation to respond to the current and future policy environments of local, state and federal governments has cumulatively over recent years placed considerable demands on staff, particularly Janet, our CEO. In May this year the committee adopted a proposal for two new management positions and additional administrative support. The committee is confident that with the two new positions of Manager Policy and Corporate Services and Manager Housing Operations, there will be the additional management expertise to support the CEO in her role and create a sustainable organisation. On behalf of the committee, I sincerely thank Janet, Matt Kent and the staff team who have worked under considerable pressure to deliver the housing program and youth program this year while the new structure and the additional resources were considered and the recommendations implemented.

The review of our constitution continues under the close eye of the Governance subcommittee and with expert guidance of our Probono lawyers, Sparke Hellmore. It is hoped to take the new constitution to the membership at a Special General Meeting in early 2017.

The first priority in the Strategic Plan is 'to continue to explore opportunities to expand the availability and range of affordable

rental housing opportunities in Port Phillip with the aim of better meeting demand and ensuring people most at risk of homelessness have access to community housing'.

The City of Port Phillip's Community Housing Partnerships Strategy, adopted by Council in April, opens up the opportunity for SPCHG and St. Kilda Community Housing, along with Port Phillip Housing Association, to work with the Council to



*Committee of Management
Back row: Tom Barrett, Rachele Paquin, Andrew Scarlett, Richard Mac, Maurie Hughes, Norman Huon.
Front row: Matt Boland, Beris Campbell, Heather McKee, Bill Joyce.
Inset: David Springle, Mary Anne Noone.*





achieve the shared objective of new community housing. We are excited by this opportunity, although disappointed by the delay in creating a trust structure to accommodate the three organisations. The City of Port Phillip also released its new Homelessness Action Strategy, 2015-2020, providing another important policy framework for the Council to show leadership and encourage government at all levels and organisations to contribute to a local approach to address homelessness in our community.

Another action included in South Port's Strategic Plan, 'to explore the feasibility of a 'Homeshare' type model in the City of Port Phillip' is well underway and will be presented to the committee for consideration early in the year.

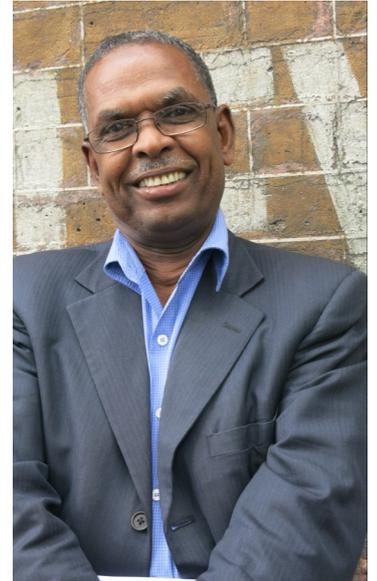
SPCHG has also this year funded a project to research and document our tenancy model. Supervised by RMIT, a Masters student Shai Diner, has interviewed tenants about their experience of living in accommodation managed by SPCHG as part of his research into the effectiveness of our tenancy management model. We look forward to considering his research paper and sharing the findings.

Finally I would like to thank committee members for their conscientiousness and deliberation throughout the year. Andrew Scarlett and Matt Boland were both elected to the committee of management at the 2015 Annual Meeting and Maurie Hughes re

-joined the committee after a leave of absence during the 2015 year. Maurie is retiring from the committee of management following this Annual Meeting. Maurie joined the committee in 2002 and was President from 2010 to 2014. As President, Maurie led the committee to achieve ownership of our two properties. The construction of forty new units under a long-term lease on land owned by the Catholic Archdiocese in South Melbourne and the purchase of thirty one units in Emerald Street, South Melbourne has positioned our organisation as a significant community housing provider in the City of Port Phillip and we thank Maurie for his stewardship of the committee during his time as President.

I will not be seeking election as President in the coming year. Having been involved in SPCHG since its inception and having had more years as Chairperson than I care to remember, I hope to remain on the committee for a further year to support the new Chair. It has been a privilege to have been involved in a local community organisation that has made a real difference to the lives of so many people by enabling them to remain in South and Port Melbourne in low cost housing that they can call home.

Heather McKee
President



Ibrahim Mohammed has been a tenant of South Port since 1994. Our staff were excited to celebrate with Ibrahim recently his achievement of his PhD from Melbourne University. His study was on the topic of employment law. Ibrahim's family were migrants from Eritrea in the early 1980s; he attended secondary school in Clayton. Committed to getting good qualifications, Ibrahim also has a double degree in English and Business Studies from Latrobe University and two Masters Degrees. Q: What does Ibrahim Mohammed have in common with Father Bob Maguire? A: He's not 'your typical Collingwood supporter'.





IN FOND MEMORY



Aki Alki, affectionately known as 'Dougie', passed away at our Layfield Street rooming house in January 2016. Dougie had a strong caring role for other people at the rooming house and was a regular participant in social activities including the social meals program and barbecues. Dougie lived with South Port for over four years. In conjunction with Dougie's family, we organised a memorial service conducted by Father Bob Maguire in St Vincent's Gardens.

Paul Vincent (pictured at our Street Party held in August this year) sadly passed away aged 54 on 21 August 2016. Paul came to South Port in May of 2012. He was a kind hearted, intelligent, funny and talented man who lived life to the fullest. He exhibited his painting and drawing at our art exhibition held at Gasworks in 2014. Paul was a much loved member of South Port Community Housing Group and he will be sadly missed by many residents and staff. Paul's death was a result of natural causes. His funeral was held in Melbourne. We organised transport for our residents to attend. Paul is survived by his parents, who live in Adelaide, and his two sisters.





TREASURER'S

The operating surplus for the year was \$311,756, an increase of \$142,611 over the previous year. Total income increased by \$232,771 and expenses were up by \$90,159 [the previous year's total income was inflated by the capital grant for Emerald Street and the write back of the provision for housing expansion] The major variations in income were in rental receipts, reflecting the continued re-tenanting of upgraded DHHS properties and the Emerald Street complex where renovations were substantially completed. These increases were partly offset by the fact that no DHHS Establishment Grant was received— compared with a payment of \$99,503 the previous year, primarily for furniture in upgraded DHHS properties.

Major expense variations included administration costs, mostly for two consultancies—one on staffing structure and related matters and the other on the benefits of the South Port management model. The increase in payroll costs was mainly due to relief wages, partly covering the two vacant staff positions for most of the year. Property and Tenancy costs were lower by \$97,458. No DHHS Maintenance fee was payable as we are now responsible for all general maintenance and this is reflected in General Repairs and Maintenance. The major variation was in furniture and equipment costs that were high last year as upgraded properties were refurbished. Additional costs were incurred through the decision to employ security guards to address chronic problems with the

Layfield Street property.

South Port continues to generate substantial cash flow and this is reflected in the significant increases in cash assets. Non-cash expense items of depreciation and provision for long-term maintenance of our Bank Street and Emerald Street properties are also substantial and reduce operating profit. We have yet to create a provision for long-term maintenance at Emerald Street and will commission a review now that the renovations are substantially completed.

We remain acutely aware of the need to contain rent increases for low income tenants who are already under considerable financial pressure. At the same time we need to keep aware of our core purpose of creating more affordable housing options within the City of Port Phillip. I have discussed the dilemma of funding expansion for the past two years. This is a matter that occupies the Committee of Management at many meetings, especially in relation to the City of Port Phillip Social Housing Strategy, now re-badged but yet to be implemented in a new form. We will continue to look at opportunities but stress that there is no magic solution to the financial challenges of housing low income Victorians—especially Newstart recipients and Disability pensioners, our core client group. Governments certainly can't solve the problem of long term maintenance of public housing by simply transferring responsibility to organisations like South Port. In this respect we are very concerned at the pressure to move to the General Lease,



The four rooming houses converted to self-contained bed-sit flats in 2014-15 are now fully tenanted.



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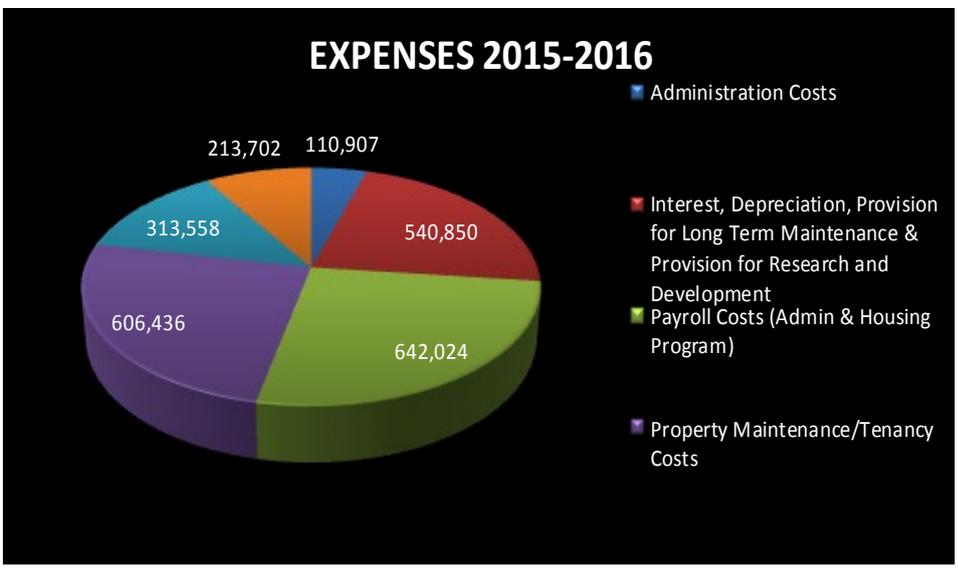
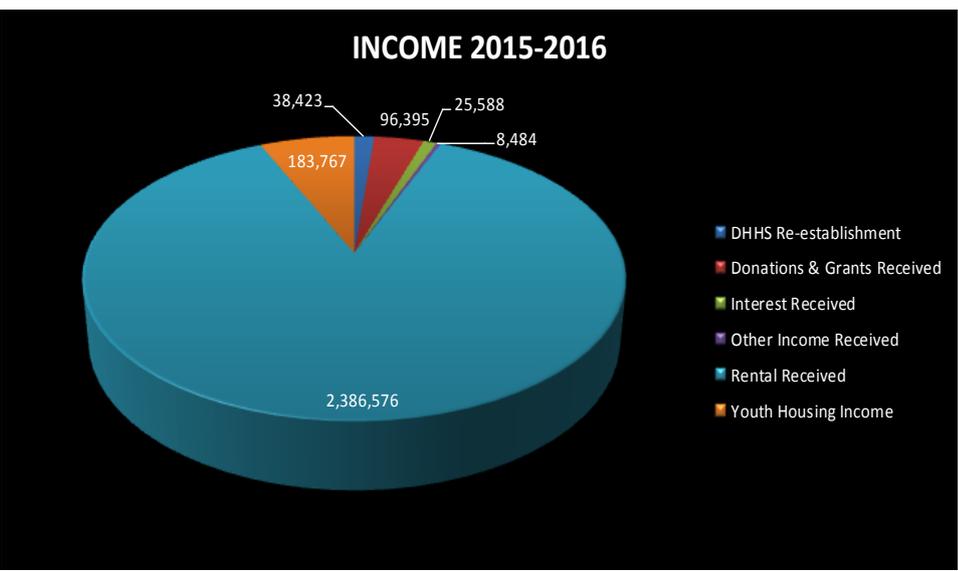


meaning, amongst other things that we take responsibility for all long term maintenance of DHHS properties. The absence of comprehensive condition reports—an essential precursor to any detailed analysis of financial implications of the move—is, at best, disturbing.

During the year the South Port Risk Management Strategy was reviewed. It became clear that some matters were properly the responsibility of other sub-Committees, and in some cases the Committee of Management. The Governance sub-Committee has done considerable work in this area and new arrangements should be in place shortly.

The Finance and Risk Management sub-Committee has worked very well over the past year and has been significantly strengthened by the addition of Matt Boland who brings a fresh perspective to issues. With Bill Joyce's detailed knowledge of, and experience in the sector the Committee is well balanced, and very able supported by the excellent work of Manuel. My thanks to Janet and the other Committee members for their contribution.

Norman Huon
Treasurer





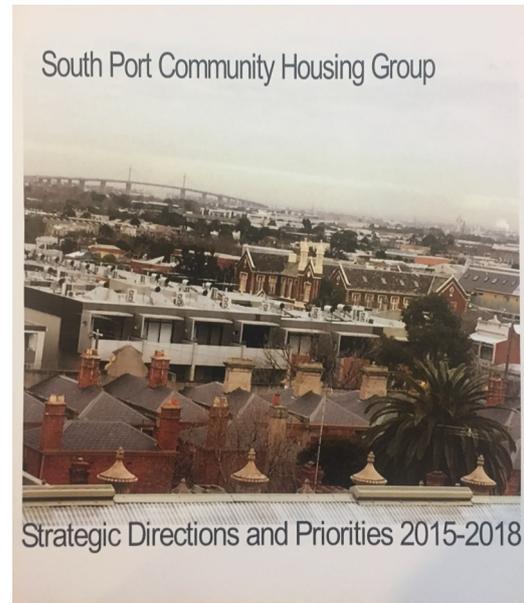
STREET

With support from StreetSmart, the Father Bob Foundation, Albert Park Rotary, First Bite, Avalon Centre, and many South Melbourne traders, we held our second Homelessness Prevention Week Street Party on 5th August. This has become an important event in enabling us to connect with neighbours and local business people. SPCHG staff did an amazing job of turning their hands to event organisation; the jazz band, Sugar Blue Trio

were again brilliant, the food was delicious, fairy floss machine ran hot, the cakes donated by various friends, relatives and staff were fantastic. Local cafes and retailers generously donated our lucky door prizes. We had an information table with information about community housing, homelessness and our organisation. It was a proudly community event.



STRATEGIC PLAN



PARTY 2016



Manuel and Nicky: Fairy Floss Managers



Elana and 'newly born' Ada.



Lauren staffing the Information/Tea and Coffee/Raffle Tickets table.

SPCHG MISSION

We create and manage affordable rental housing options in the City of Port Phillip for single adults and young people who have faced homelessness and social exclusion, and encourage our tenants to participate in the local community and share in the benefits of inner-city living. We work with people who are most in need of an affordable, supportive place to live.

WHAT WE DO

We are a registered Housing Provider with a capacity of 285 tenancies. South Port owns two properties, both in South Melbourne: 40 one-bedroom flats in Bank Street, and 31 bed-sit flats in Emerald Street; all other properties are leased from the Victorian State Government. We are also an accredited Homelessness Service Provider through the second arm of our operations, the Youth Housing Support Program, which provides case-managed support to young people aged 15-25 who have been homeless, primarily in the areas of housing, living skills, parenting, education, employment, and relationships.

South Port has consistently focused on meeting the needs of people least well served by the private rental market: people on the lowest incomes, young people, old people, people suffering with chronic mental health problems, people with long term drug/alcohol issues. That commitment is based on knowledge that this group has very few alternative housing options. It also requires a particular tenancy management style that involves regular personal contact and provision of practical support and a range of projects and activities to help people connect.



CEO's

By all standard measures, the past year was a very successful one for South Port Community Housing Group: we achieved an excellent financial outcome, met government standards for community housing and homelessness services, and the business remained viable and sustainable. We undertook some sound and important organisational planning. It was also, however, a year in which the two big dilemmas which are always entangled in the community housing sector rose to prominence and tested our community spirit.

The first of those dilemmas is about the size of the organisation. We have come to see clearly that the people we are housing are not just coming to us from a situation of homelessness; they are actually *recovering from the effects of homelessness*, and that can take years. Psychology tells us that all people gain a sense of security from being able to feel part of a place and a community; we all know it feels good when we go somewhere and someone knows our name. A vital part of our model, therefore, is the organisation being of a size where we know all of our tenants and clients and can help make them feel known and cared about. The dilemma arises when a business oriented analysis tells us that we are not big enough to be able to do asset management or human resources management, for example, to the same standard as the organisations whose have income of many millions of dollars.

The second dilemma is about social justice and compassion and how those concepts

come into play when responding to increasing evidence of drug dealing, squatting and other illegal and anti-social activity. The drug ice is having nasty impact on our society in many ways. Our tenancy management style has compassion firmly embedded in it, but with Layfield Street rooming house being threatened this year by

ice users, dealers and squatters, and isolated illegal activities springing up at a number of other properties, our compassion is being tested like never before. In order to maintain a program which can protect the safety of the majority, we have had to install security cameras, hire security guards, undertake evictions, and work more closely than ever



Staff Team
 Back: Ron Hazelwood, Matt Kent, Mel Martin.
 Middle: Paco Romeu, Rob Leslie, Elana Kopke, Janet Goodwin, Manuel Solano Castro
 Front: Nicky Paterson, Barbara Leon, Rebecca Blight. Inset: Lauren Wilson, Lenore Gerloff



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with South Melbourne police; we are grateful for their support. I regret that our staff have to deal with some of the behaviour they have experienced and thank them for their resilience. I am confident that the situation is being brought under control but hope that our last rooming house can very soon be converted to self-contained bed-sit flats.

When, as a small community housing and homelessness organisation, we achieved two major State Government accreditations in 2008-9, we were justifiably proud. Since then, we have made massive achievements in expanding housing available to those coming from homelessness with the acquisition of the 40 flats at 330 Bank Street in partnership with Father Bob Maguire, the State Government, and the Catholic Church in 2011; and the acquisition of the George Vowell flats in Emerald Street in 2014.

Major achievements have left us with little time to stop and review our internal operations; we have forged ahead for a couple of years with low permanent staffing levels. This year we finally undertook a review of this situation which developed into the *Capacity Review* conducted by Quest Consulting. Dilemma Number One reared its ugly head as gaps and deficiencies were drawn out and highlighted. Post consultancy, we resolved ourselves to the fact that the organisation was not broken and was in fact, according to the deeper measures of what is important, doing remarkably well. Eventually, with optimism and sense of humour restored, we resolved to stick to our

mission, and approved two new management positions, Manager Policy and Corporate Services and Manager Housing Operations, and some new staffing hours in the housing program and admin: a great outcome.

Housing Program

Between 2011 and 2015, thanks to the State Government Rooming House Conversion Program, we had seven rooming houses converted to self-contained bed-sit flats. Feedback from tenants in the new bed-sits highlights the joy of having a home that is under their control; where facilities are new and modern and don't need to be shared with strangers. With all tenants now returned to their homes and vacant bed-sits filled, this year we returned to full tenancy and achieved an excellent financial result.

In a separate program, thirty of the thirty-one bed-sit flats at Emerald Street have also now been upgraded with new and improved kitchens and bathrooms, paint, lino and carpet.

We accommodated 57 new tenants in 2015-16 and provided opportunities to move internally to upgraded accommodation to a further 41 tenants. All of our new tenants have come from being homeless or insecurely housed; most after a short stay in crisis accommodation. We continue to provide a comprehensive 'welcome kit' with cooking equipment, bedding, toiletries, information, and a voucher for some start-up tea, coffee, and food.

Salto electronic locking has been installed in

nearly all multi-unit buildings. This takes a bit of getting used to for tenants, but provides added security in offering capacity for our housing workers to instantly deactivate a locking tag when it is lost or stolen.

With extra staff on board, the Housing Program has been able to re-institute some important community development initiatives: regular 'house meetings' in our multi-unit properties, the tenant-community newsletter and, soon, the women's activity group. We are still working through teething issues in establishing a sustainable free internet service for tenants and obtained \$2,000 through StreetSmart to subsidise computer training for our tenants. StreetSmart also provided \$1,500 towards the women's activity group.

The housing program is also implementing new management systems for property maintenance. Asset management is an area in which we are still firmly on L-plates but, with new in-house expertise in the form of Rob Leslie, we have strong skills and commitment to develop systems which are effective, efficient and tenant-friendly.

Youth Housing Support Program

The program assisted a total of 84 young people in the 12 months to 30 June. Supported by our youth housing support team, and with access to some specialist funding and resources, young people in the program have been steadily achieving excellent personal outcomes. Young people have successfully exited into private rental and public housing/community housing and





the interim support role has actively assisted young people to move from couch surfing or other insecure housing and access refuge accommodation.

Young people supported by the program accessed Headspace Mental Health services, Creating Connections Education and Employment Pathways (CEEP) funding, St Kilda Mums material aid, and Family Reconciliation and Mediation Program (FRMP) funding to access psychological and therapeutic interventions. The range of programs offered by Inner South Community Health Service has been a great source of support, including dental program and Alcohol and Other Drugs counselling. Finally, City of Port Phillip community based child care options enable young parents to benefit from child care that is local and affordable, thus assisting young parents to pursue vocational/educational goals.

In an effort to connect with more young people in the local community, the program has developed an Outreach strategy to increase networking with local key services, including Centrelink, Inner South Community Health Service, local schools, Father Bob McGuire Foundation, Police Citizens Youth Club (PCYC) and local churches. It is hoped that, through strengthening our relationship with these services, the program can achieve outcomes around early intervention, prevention and safe and secure housing outcomes for local young people.

Thanks to the commitment of our staff, we have met government standards for

community housing and homelessness services, developed new policies and procedures to comply with Child Safe legislation, and have continued to improve our systems relating to Occupational Health and Safety. Youth workers undertook a wide range of training, further developing knowledge and skills in trends in drugs/alcohol use, working with sexual assault victims, suicide intervention, child safety, therapeutic care giving, working with resistance, family reconciliation and mediation, and understanding the new housing waiting list system. Housing Workers did training in the Residential Tenancies Act, VCAT procedures, managing challenging and aggressive behaviours, suicide intervention.

In August, to mark Homelessness Prevention Week, we held our second Street Party in Marshall Street, South Melbourne. With a fairy floss machine, a jazz band, a handball competition and food by the Father Bob Foundation, it was bigger and better than last year. We see this as an important opportunity to connect with the local community and to link with local cafes and retail outlets who, for the second year, were very generous in their donations to our 'door prizes'. It has also become an important symbol of our commitment to being part of the local community.

RMIT Masters Student, Shai Diner, undertook a fascinating research project for us, talking to tenants who have come from homelessness about the nature of that experience and what is it about South Port's

tenancy management style that helps or hinders the 'recovery from homelessness'. Shai will present his report before the end of the year.

I continue to see daily that our staff are driven and inspired by the individual needs of our clients and tenants, and are committed to representing them within the community, and ensuring access to appropriate resources. We welcomed new people with great skills and enthusiasm to our staff team: welcome Nicky Paterson, Lauren Wilson, Paco Romeu and Rob Leslie.

It is a truly remarkable thing that a group of twelve volunteers come together, generously giving their time and expertise, to govern an organisation like ours. Some of the discussions this year have been difficult ones and to take that on as a volunteer is not something you have to do. I hope the Committee members know how much we appreciate what they do.

Under Minister Martin Foley, the State Government has embarked on some welcome structural initiatives which will improve outcomes for groups most in need: these include combining the public and community housing waiting lists, and major funding for housing targeted to people dealing with family violence. It means a great deal to us in these 'interesting times' to know that we have a Housing Minister who understands, values and supports our community based model.

Janet Goodwin
CEO



COMMUNITY



Great turnout and bowling at our 2015 Christmas Party held at Middle Park Bowling Club (despite the 40 degree heat!)



Fantastic AGM held at Bell's Hotel in 2015– thank you Martin Foley!



The long running Social Meals Program conducted with the City of Port Phillip expanded to include Layfield Street and Ferrars Place. Liz Shields and Mario.



HOUSING PROGRAM STATISTICS



INCOME TYPE: TENANTS JUL 2016		
	No.	%
Age/Veterans Pension	30	11%
Disability	132	50%
Newstart Benefit	83	31%
Austudy/Youth	1	-
Wages/Part Wages	15	6%
Other	5	2%

YEARS OF TENANCY	
	July 2016
≤ 1 Year	42
1-2 Years	58
3-6 Years	53
7-32 Years	113
TOTAL	266

AGE PROFILE: TENANTS JUL 2016			
	Male	Female	Total
Under 21	0	1	1
21-40	31	16	47
41-55	70	36	106
56-69	52	29	81
70+	23	8	31
TOTAL	176	90	266

NEW TENANTS 2015-16	
TOTAL	57
REFERRAL SOURCES	
Self Referral	19
Launch Housing	9
Sacred Heart Mission	7
MIND	6
Inner South Community Health	2
Alfred Hospital Psych	2
Vinnies– Ozanam House	3
SPCHG Youth Support Program	3
City Port Phillip	1
Salvation Army St Kilda	3
Prahran Mission	2

UPGRADES: CHANGING THE PROFILE OF HOUSING MANAGED

		2012	2016
	Location	Tenancies	Tenancies

OWNED BY STATE GOVERNMENT:

Rooming Houses– sharing bathroom/kitchen	South Melbourne	72	22
Self Contained Bed-sit Units	Sth Melbourne, Albert Pk, Port Melb	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	12

OWNED BY SPCHG:

One Bedroom Flats	South Melbourne, Bank St	40	40
Bed-sit Flats	South Melbourne, Emerald St		31
TOTAL		256	283

The Year In Summary

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- July 2015** • Completion of Stage 2 of the renovations to the 31 Emerald Street flats by Schultz Building Group—total 20 flats renovated.
- August 2015** • Louisa Tew finished up in the position of Youth Housing Support Worker 2 days/week
- Completion of 3-Year Strategic Plan 2015-18 with guidance from consultant, Cathy Whelan
 - Commencement of relocation of a further 10 tenants at Emerald Street in preparation for Stage 3
 - Inaugural Homelessness Prevention Week Street Party held in Marshall Street, South Melbourne
- September 2015** • Engagement of Jeff Williams Building Service to renovate the next 10 flats at Emerald Street— Stage 3
- State Minister for Housing , Disability and Ageing, Hon Martin Foley, announced decision to combine public housing and community waiting lists in Victoria
 - Resignation of Operations Manager, Jarrod Gunn
- October 2015** • Grant received from StreetSmart- \$2000 for computer training for tenants
- Father Bob Maguire holds an event to celebrate 45 years in the local area
 - Shai Diner engaged, in partnership with RMIT, to conduct a small research project into SPCHG tenancy model and meeting the specialized needs of people exiting homelessness
- November 2015** • Stage 2 of progressive installation of Salto electronic locking on the doors of all multi unit residential properties completed
- DHHS consultation about outcomes for homelessness clients, addressed by Hon Martin Foley
- December 2015** • Staff and Committee members attend Homeshare World Congress held in Melbourne
- Completion of the Stage 3 renovations at Emerald Street
- January 2016** • Quest Consulting, Consultant Vicki Davidson, engaged to conduct review of staffing structure, revised to be an Organisational Capacity and Staffing Review
- February 2016** • Elana Kopke commences maternity leave; replaced by Nicky Paterson
- March 2016** • Steering Committee formed to manage a feasibility study of development of a Homeshare program attached to SPCHG; Carol Mayell engaged to conduct Stage 1 of feasibility analysis
- April 2016** • City Port Phillip approves its affordable housing strategy: 'In Our Backyard: Growing Affordable Housing in Port Phillip 2015-2025'
- Finance Sub Committee members and CEO meet with Martin Foley regarding the long term financial sustainability of current leasing arrangements with DHHS
- May 2016** • Quest Consulting report and recommendations considered as well as a report from CEO. New staffing structure agreed to
- Security guards hired to patrol Layfield Street rooming house at nights following emerging problems with ice dealing and squatting
- June 2016** • Carol Mayell's report on Stage 1 of Homeshare feasibility study completed





South Port Community Housing Group Inc.
Profit and Loss Statement for the year ended 30th June 2016

INCOME	2015	2016	EXPENDITURE (cont'd)	
Interest Received	25,210	25,588	Meetings/Events	4,740 3,774
Rent Received	2,038,032	2,386,576	Motor Vehicle Expenses	15,134 13,094
Department Funding	143,413	38,423	Pest Control	8,935 4,916
Other Income	39,903	8,484	Photocopying & Postage	4,373 4,957
Donations	70,984	72,894	Printing and Stationery	3,411 3,656
Non-Capital Grants	188,922	207,268	Provision-Housing Expansion	- -
TOTAL INCOME	2,506,463	2,739,233	Provision-Employee Entitlements	38,532 39,003
EXPENDITURE			Provision-Long Term Maintenance	115,000 115,000
Accountant Fees	3,392	608	Provision-Research and Development	30,000 30,000
Advertising	1,071	859	Registration Fees-Houses	549 563
Amenities	872	1,107	Rent-Asset Manage't & Maintenance Fee	352,145 250,162
Audit Fees	1,889	1,890	Repairs and Maintenance	55,753 146,060
Interest, Bank Charges & Fees	77,753	83,380	Salaries	665,293 736,963
Centrelink Fees	3,440	4,058	Security and Protective Costs	- 13,995
Communications/PR	4,787	3,943	Social Event Tenants	3,994 4,373
Computer Supplies	10,906	14,811	Staff Training	7,781 15,057
Consultants	2,169	32,928	Subscriptions & Memberships	6,409 8,889
Consumables	4,459	3,006	Sundry Expenses	2,760 3,904
Contract Cleaning	45,395	54,487	Supervision/Debriefing	8,025 9,500
Council Rates	28,444	48,335	Telephone & Internet	14,150 18,327
Depreciation	295,533	312,629	Tenancy Refunds	1,415 3,774
Energy	192,102	223,220	VCAT Costs	1,854 2,270
Fire Safety Compliance	30,114	12,097	Water/Sewerage	73,701 92,316
Fringe Benefits Tax	5,347	0	WorkCover	18,242 15,473
Furniture and Equipment	152,709	37,364	YHP Fund	1,878 1,234
Grants Spending	13,076	22,213	TOTAL EXPENSES	2,337,318 2,427,477
Insurance	12,137	15,364	OPERATING PROFIT	169,145 311,756
Key Costs	10,223	13,445	Write back of Provision-Housing Expansion	310,761 -
Manchester	7,430	4,476	Capital Grant Emerald St Development	2,300,000 -
			NET INCOME	2,779,906 311,756

Audit conducted in accordance with Australian Accounting Standards by Tony Ager of ASSUR AUDIT & ASSURANCE Pty Ltd. Level 1, 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 2016

BALANCE SHEET	2016	2015
ASSETS		
Current Assets		
Accounts Receivable	-	27,335
Cash at Banks-Operating A/Cs	522,134	342,350
Cash at Bank-ANZ Term Deposit	931,679	560,358
Cash at Bank-Banks St & Emerald St A/Cs	9,867	1,007
Petty Cash	2,839	2,032
GST Receivable	12,470	26,951
Total Current Assets	1,478,989	960,033
Non-Current Assets		
Land and Buildings-Bank St Project	11,700,228	11,700,228
Land and Buildings-Emerald St Project	5,735,529	5,422,298
Less Accumulated Depreciation	(934,444)	(655,565)
	16,501,312	16,466,960
Motor Vehicles	60,407	60,407
Less Accumulated Depreciation	(24,541)	(16,394)
	35,866	44,013
Furniture and Equipment	315,923	303,642
Less Accumulated Depreciation	(201,559)	(175,956)
	114,364	127,686
Total Non-Current Assets	16,651,543	16,638,660
TOTAL ASSETS	18,130,531	17,598,693
LIABILITIES		
Current Liabilities		
Income in Advance-Other	61,646	21,809
Accrued Expenses	131,295	121,197
Provision for Employee Benefits	273,042	234,039
Provision for Housing Expansion/Research & Develop't	60,000	30,000
Provision for Long Term Maintenance	455,567	340,567
Total Current Liabilities	981,549	747,612
Non-Current Liabilities		
Mortgage Finance Emerald St	1,266,514	1,280,368
Total Non-Current Liabilities	1,266,514	1,280,368
TOTAL LIABILITIES	2,248,064	2,027,981
NET ASSETS	15,882,468	15,570,712
EQUITY		
Opening Balance/Retained Earnings/Net Income	15,882,468	15,570,712
TOTAL EQUITY	15,882,468	15,570,712



Scenes from the Grand Final Barbecue outside the office. Top: Matt King, Nicky Paterson, Les Barnes and Pat Kelly. Second top: Janet insisted! Wall painting from Footscray. Above: Bill McInerney, understated Swans supporter. Below: Nicky Paterson and Lauren Wilson on different teams.



Staff 2016

CEO	Janet Goodwin	Commenced Nov 1994
Finance Coordinator	Manuel Solano	Feb 2011
Finance Advisor	Jeanette Butler	Jan 2011
Manager Policy and Corporate Services	Rob Leslie	Oct 2016
Reception and Admin	Lenore Gerloff	May 2004
Locum and Reception Part Time	Melanie Martin	Oct 2015
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	Paco Romeu	Oct 2016
Operations Manager	Jarrold Gunn	(Left Sep 2015)
Manager Housing Operations	Matt Kent	Jun 2009
Housing Worker	Ronnie Hazelwood	Feb 2011
Housing Worker (maternity leave)	Elana Kopke	Nov 2014
Housing Worker (fixed term contract)	Nicky Paterson	Mar 2016
Housing Worker (fixed term contract)	Lauren Wilson	Aug 2016
Admin (fixed term contract)	Lisa Balzan	
Research (fixed term contract)	Shai Diner	

Vale 'Freddie'



George Frederick (Freddie) Macgregor was a long term South Port tenant (commenced 1991) with a warm personality, quick wit and large stock of jokes. Freddie was one of the old breed of rooming house tenants from the 80's and early 90s, single men who had jobs but had split from their families. Freddie had been working on and off at Ok Tedi mine in Papua New Guinea and, when in Australia, lived in rooms above local South Melbourne pubs. That was where he met John Jeffery who put him on to South Port. Freddie passed away in October 2016, aged 82, only a few months after moving from 306 Dorcas Street to a nursing home. He had for several years suffered from a mystery illness affecting his circulation to the extent that he had had toes and eventually a leg amputated. Despite everything, Freddie kept his sense of humour. Janet Goodwin interviewed him in 2015:

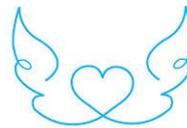
"...it's good I've got the Sacred Heart people who help me out, give me taxi vouchers for getting to the Alfred. I used to walk there once, when I had two legs. I'd take two beers for the trip and stop at a couple of benches along the way. That's before they started cutting bits of me because of the bad circulation I can get around all right on the scooter. A couple of people here offer to do my shopping for me, but I like to be independent. With the scooter I can go into the city for a change of scenery. That's good except it's so bloody busy these days. The footpaths are chock-a-block with people with two legs, half of them dopey bastards walking slowly, talking on the phone. I just yell at them, "Get out of the way, you two-legged bastards!" Three years ago the vascular doctors were saying they had to cut off the other leg, but it's improved a bit, thank God. I'd rather be dead than lose the other leg and my independence. I've been eight years off the grog now. That was my big downfall. You have to have a sense of humor though. I go to group physio classes and they say "stand up on your toes" and I say "I've only got three of the bastards!" Janet spoke at the family funeral held in St Albans in October.

Committee of Management 2016

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
Andrew Scarlett	Committee Member	2015
Maurie Hughes	Committee Member	2002



Sincere thanks to the following for partnership, support, advice, collaboration, resource-sharing, financial assistance, and/or pro-bono assistance in 2016:



Judy Hollander Designs

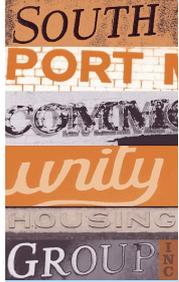


And our thanks to the following businesses for their generous financial support of our Street Party 2015 and 2016:

Coventry Books, Coventry Street, South Melbourne
 Patony Pizza, Clarendon Street, South Melbourne
 Ralph's Meats, South Melbourne Market
 Sheriff's Quality Fruit and Veg, South Melbourne Market
 Store 6, South Melbourne Market
 South Melbourne Market
 Fast Eddies, Cecil Street, South Melbourne
 Woolworths South Melbourne
 Boss Barbers, South Melbourne
 The Fresh Pasta Shop, South Melbourne Market
 Grill'd, Clarendon Street, South Melbourne
 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
 Bakers Central, Cecil Street, South Melbourne
 GIDDIUP Café, cnr Coventry Street, South Melbourne
 Pomegranate Homewares, Coventry Street, South Melbourne
 Mr Darcy, Coventry Street, South Melbourne
 Chez Dre, Coventry Street, South Melbourne
 Alligator Pasta, Yarraville

Front cover photograph by Catherine Acin.



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

