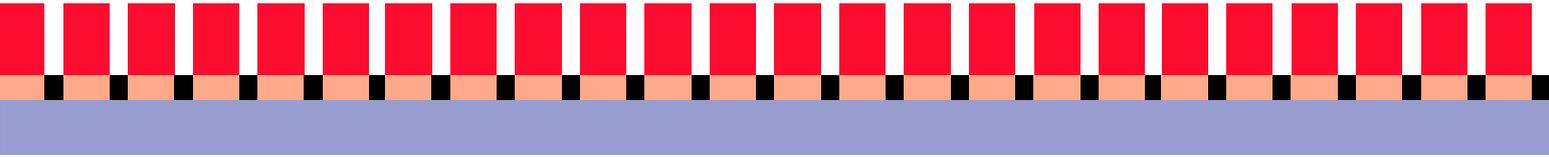


**SOUTH PORT COMMUNITY HOUSING GROUP INC**  
**ANNUAL REPORT 2017**





On any given night in Australia 1 in 200 people are homeless. This includes people who are sleeping rough or are in some form of temporary accommodation, like sleeping on friends' couches and in boarding houses. In the City of Port Phillip, South Port Community Housing Group (South Port) provides a home to some of these long-term homeless individuals. We work with people who are most in need of an affordable supportive place to live.

South Port's purpose is to 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. As this annual report details we actively encourage our tenants to participate in the local community and share in the benefits of inner-city living. South Port's model of supported tenancy management is successful and aspects are now detailed in the *Housing and Homes Report* by Shai Diner. We have a good track record of providing a long-term tenancy to around 280 people and we aim to increase the number of units available in coming years.

As detailed in previous Annual Reports, in the last decade, South Port has been involved in developing new units for tenants as well as upgrading existing properties to self contained units. This process has significantly increased the number of properties available for tenants and consequently increased the work of the

organisation. During 2016 and 2017, South Port Community Housing Group's Management Committee (now Board) focused on consolidating the work of the organisation (no new units added) and building our sustainability however it was also a year of transition.

In October 2016 a new staffing structure, approved by the Management Committee, was implemented that facilitated the management and support of increased number of tenancies, appropriate operational staff, as well as enabling strategic planning.

Another fundamental change for the organisation was the shift to a general lease with Department of Health and Human Services. This lease was signed in July 2017 but a lot of work was undertaken by staff beforehand in order to ensure the full ramifications of this change were understood by the Management Committee, especially as this now means the organisation is responsible for all property maintenance. The Management Committee has made financial provision for this change.

A further transition was the adoption of a revised constitution at a Special General Meeting in September 2017 to ensure that the organisation is compliant with the *Associations Incorporations Reform Act 2012*. This was the culmination of many hours work and we are very grateful for the pro bono legal assistance of Sparke

Helmore, especially Hannah Rose, in this time consuming process.

As noted in last year's report, there were a range of management issues in the Layfield Street property, the last remaining rooming house property. In March, the Management Committee was very pleased to learn that the Minister for Housing, Hon. Martin Foley (also our local member), had allocated funds for the rooming house upgrade/conversion to self-contained units at Layfield Street. The experience of the organisation is that tenants are more likely to establish long term homes in self contained units. Once this conversion is complete, South Port will no longer have any rooming houses.

Looking to the future, the Management Committee continues to identify and explore opportunities to expand social housing in City of Port Phillip. We are very keen to engage with the City of Port Phillip in the implementation of its Council Plan 2017-2027 to increase affordable housing in the municipality. We are also very willing and able to work with the State Government on advancing the provision of social housing. One obvious area relates to the potential increase in social housing in the emerging area of Fisherman's Bend. Separately we are collaborating with Launch Housing on developing a Homeshare program in the municipality.

As this Annual Report clearly shows, South Port Community Housing Group is a



# Report



dynamic, busy, engaged organisation. It is however a small organisation and requires a dedicated team of staff. The Management Committee is regularly in awe of their work and their commitment. On behalf of the Management Committee, I sincerely thank all staff for their work in the last year. Additionally a special thanks to our CEO, Janet Goodwin, who provides thoughtful leadership to the staff and sound guidance and advice to the Management Committee.

A successful small organisation also relies heavily on the individual contributions of its voluntary management committee (board) to ensure good governance. The members of South Port Community Housing Group's Management Committee have actively engaged with a range of complex issues over the past year. Thank you.

Finally, one of the most significant transitions for the organisation this coming year will be the departure of three current Board members, Heather McKee, Beris Campbell and Norman Huon.

Norman has performed the role of Treasurer since 2010 providing wise advice on financial matters as well as expert insights and advice on our various property developments. We will miss his concise financial reports. Thank you Norman.

Both Heather McKee and Beris Campbell are founding members of South Port Community Housing Group. They formed the South Port Rooming House Group in



*The Board 2017. L to R: Bill Joyce, Andrew Scarlett, Norman Huon, Rachelle Paquin, Heather McKee, Matt Boland, Beris Campbell, Tom Barrett, Mary Anne Noone, David Springle. Inset: Richard Mac.*

1983 and actively lobbied state government to buy up rooming houses in order to ensure affordable housing for single individuals in the local area. They have been actively involved in the organisation for the last 35 years, most recently Heather as President and Beris as Secretary. Their tenacity, commitment to social housing, ability to identify and act on housing opportunities are apparent throughout the history of the organisation. Their formal

involvement will be sorely missed. On behalf of current and past Committee members, staff and tenants of South Port Community Housing Group, I most sincerely thank Beris and Heather for their contributions over more than three decades.

**Mary Anne Noone**  
Chairperson





# A TRIBUTE TO



In the early 1980s things were very different in Victoria: local councils were just beginning to stretch their roles beyond road, rates and rubbish; some were employing qualified social workers. Local government was truly local; and the Cain State Government was implementing a wide range of new social programs. Here in the South Port area, South Melbourne Council had been a trail blazer and Port not far behind. The head social workers were two young women not long out of social work training: Heather McKee at South Melbourne and Beris Campbell at Port Melbourne Council.



South Melbourne had been given a unique opportunity in the sale of a large acreage of land – the Emerald Hill Estate– by a Melbourne charity, once an orphanage. Saved from sale to private developers by Tom Uren, Frank Crean and the Whitlam Government, the Emerald Hill Estate was purchased by government. It contained a number of apartment and boarding houses and, in 1982, there were still two apartment/boarding houses about which the State Government had not made any decision. The South Melbourne Council was a key player on the Committee making these decisions. The head social worker, aware that the State Government was also implementing a program of acquiring rooming houses for local community management, saw an opportunity for some social housing. She wrote an important report to Council. Then, with a local committee required, Heather McKee quickly recruited her colleague from Port Melbourne, Beris Campbell, to assist. They recruited the local Uniting Church Minister,



# OUR FOUNDERS

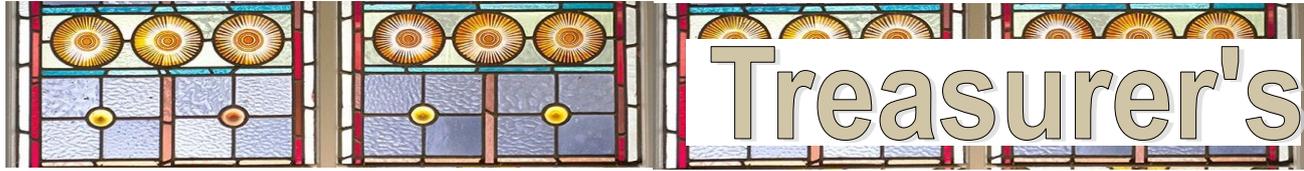


Jon Watson, and the three formed the Committee to meet the State Government's requirements. And the rest, as they say, is history. Not just any old history, but an important social history which Beris Campbell and Heather McKee have, happily, stayed around long enough to write.

Under the leadership of this dynamic duo, in the 1980s and early 90s SPCHG went on to work closely with the State to acquire and take on management of a total of 13 rooming houses and old de-licensed pubs. They steered the development of the organisation through times of change including introducing a Manager position, local government amalgamation and housing provider registration. After 35 years, Beris and Heather are making the retirement call. But not before a couple of last important jobs are attended to: a local Homeshare Program, and a book about this quirky and interesting organisational history. We look forward to celebrating its publication with Beris and Heather in 2018.

We have good reason to believe that this is almost certainly a unique achievement in Victoria's community sector. Two volunteer members with executive roles in a community organisation lasting 35 years! Beris Campbell and Heather McKee we salute your tireless spirits and incredible dedication and thank you for the great organisation you have trusted to our care.





# Treasurer's

South Port handled some difficult challenges during the year that impacted on our financial results. Nevertheless we achieved healthy positive cash flow and the balance sheet is in very good shape, with adequate cash reserves. The operating surplus for the year was minimal—about break even—a reversal of around \$300,000 from the previous year. Total income was virtually unchanged, but total expenses were more than \$320,000 higher. Despite modest rent increases and upgraded DHHS properties being fully let, rental received, our major revenue item, was virtually unchanged. The major reason for this apparent anomaly was the intractable problems experienced at the Layfield Street rooming house. The well-publicised impact of increases in the number of Melbournians who are “sleeping rough”, together with a State-wide ice epidemic, was felt most heavily in rooming houses like Layfield Street. Despite close cooperation with local police, a disproportionate allocation of management time to the property, and significant expenditure on security guards, vacancies remained high. The environment was clearly unsuitable for our typical tenants and OH&S risks became unacceptable. At the same time DHHS agreed to prioritise upgrade plans for the property. Accordingly, it was resolved to close the property, and continue to work on plans for upgrading to self-contained units.. Pending the completion of that work, its closure will have a major impact on income. The major expense variations included

increased payroll costs, security costs associated with Layfield Street, repairs and maintenance, provision for long term maintenance, provision for housing expansion, key costs and fire safety compliance. Payroll costs reflected new staff appointments approved the previous year together with some individual reviews. Repairs and maintenance were higher as we had responsibility for the full year for routine maintenance and there was a backlog of urgent work—particularly heating and cooling repairs. This was partly offset by the absence of the DHHS maintenance fee. The increase in provision for long-term maintenance was due to a provision for Emerald St raised in last year’s report. Pending a detailed, independent review of maintenance needs, we struck an estimate of \$100,000. Our experience to date with Bank Street suggests that the long-term maintenance provisions are conservative. The key costs related to installation of new electronic key systems following failure of geo- cylinders provided by our supplier. However we expect to recover portion of this expense from the contractor next financial year. The provision for housing expansion represents hypothecation of the anonymous donation that we have received for many years –last year the donor specified that it be used to fund some research projects. This year, as in most past years, it was specified as a contribution to future housing expansion. These increases were partly offset by a



*Heather McKee, President 2015-16, and the Hon. Martin Foley at the 2016 Annual General Meeting.*

credit for work cover insurance. Staff completed a comprehensive review that revealed that we had been overcharged because of incorrect classifications of both housing stock and staff fringe benefits. This was a substantial backdated saving. Further, after discussions with our auditor, it was decided to depreciate the Bank St property over the 80 year lease period, rather than,



# Report



as in previous years, over 50 years, resulting in a significantly reduced charge. As the financial year ended we were about to change to the new DHHS General Lease, meaning that, among other things we would be responsible for all long-term maintenance of DHHS properties. Repeated requests for detailed condition reports that would allow us to determine the cost impact of this change fell on deaf ears. Accordingly we commissioned consultants to complete our own assessments. At this stage we estimate that we are at least \$50,000 per year worse off under the new arrangements. We touched on this matter in last years report and it remains a major concern for most providers and associations. There is also some emerging evidence that our routine maintenance expenses may be higher under the new management arrangements. Together with the closure of Layfield St noted elsewhere, this will impact on our bottom line next year..

Our balance sheet is strong and at year end we were planning to pay out the mortgage on Emerald street. This will result in a significant saving in interest costs. It is also an indication that South Port has the capacity to service debt to fund expansion from our cash flow—although proper provision for long term maintenance and depreciation of Bank and Emerald streets could result in accounting losses from time to time. Analyses of growth options during the year reinforced our conviction that no

significant new projects can be undertaken without major financial contributions from third parties.

Finally, I would like to acknowledge the continued good work and support of Manuel. Apart from his day-to-day responsibilities, he continues to respond to requests for information like spreadsheets analysing growth options with good humour and speed, and we are fortunate to have such a conscientious and well qualified Finance Coordinator. Committee members Bill Joyce and Matt Boland ensure that budget variances and any apparent anomalies are properly explored. Rob Leslie's contributions "from the sidelines" of the committee have been very helpful and are evidence of his extensive experience in the Social Housing Sector.

## Norman Huon Treasurer



## Thank you, Norman!



*The Annual General Meeting 2015: Maurie Hughes, President, and Norman Huon, Treasurer.*

After seven years of voluntary service to our organisation, Norman Huon has retired as our Treasurer.

The organisation will miss Norman's incisive and professional analysis of our financial position and plans. His business background brought us valuable new insights into business development and sustainability.

We take this opportunity to thank Norman warmly for all of the time and intellect he shared with us over seven years. He took us to a new level. Board members and staff will all also miss his warmth, compassion, good humour and good company.





South Port Community Housing Group sadly notes the retirement of some very significant people this year, but also celebrates a list of important new achievements.

In my view at the top of the list was the adoption of a new staffing/management structure and the long-awaited addition of some new staff hours in housing and admin. This brought some fantastic new people to the staff team in 2016, including Rob Leslie, Nicky Paterson and Lauren Wilson. We are now far better placed to keep up with the demands of new government requirements of the not-for-profit sector, and to deliver a complex range of services to our tenants and clients.

**Housing Program**

2017 will be forever significant as the year our last rooming house, at 5-8 Layfield Street, South Melbourne, closed for conversion to self-contained bed-sits. For an organisation which, less than 10 years ago, managed as many as 12 rooming houses, this is a very important milestone. One key tenancy statistic says it all: with bed-sit conversion, annual tenancy turnover reduces from anything up to 75% to less than 10%. The rooming house model has always made it virtually impossible to guarantee peace and safety for tenants. This also created some impossible challenges for our housing team and was particularly problematic at Layfield Street in 2016-17, when we even had to resort at one time to hiring 24-hour security guards. The Hon Martin Foley's announcement of funding for this building upgrade/conversion project was definitely the best news all year.

2017 will also be remembered as the year we signed a General Lease with the State Government's Department Health and Human Services. This is the inevitable result of a shrinking government role in service provision. It means the risks shift to us. We no longer pay fees to government but have

signed up to take on responsibility for all maintenance and the property rates. This places huge pressure on our financial planning. Already, in the first 12 months, maintenance costs have exceeded expectations, partly due to expensive building maintenance problems which are



Staff Team 2017: L to R: Elana Kopke, Barbara Leon, Claire Lilburne, Janet Goodwin, Rebecca Blight, Matt Kent, Nicky Paterson, Manuel Solano, Lauren Wilson, Ronnie Hazelwood. Inset: Lenore Gerloff, Rob Leslie.

This photo was taken on an historic day, 15 November 2017, the day of the result of the Australian Marriage Law Postal Survey: Should the law be changed to allow same-sex couples to marry? Yes! 61.6%. For a team that celebrates social equality and sees the damage and hurt caused by discrimination, this was truly a day for celebratory flags and silly hats.



# Report



impossible to predict. Examples include failing electronic gates, intercom security systems, and bulk boilers for heating/hot water.

Nonetheless, our expanded housing program team is doing an excellent job in meeting the range of demands on it. It is a credit to the team that maintenance processes have been improved; tenant rent arrears have been significantly reduced through closer management; the newsletters are looking fantastic; and community activities like social meals and arts activities have been expanded. Get-togethers like our Easter Barbecue and Grand Final Barbecue have had good attendance. CCTV has now been installed at nearly all properties and a major crack-down, following up on reports of illegal activities by a few tenants, has led to many tenants reporting improved perceptions of safety.

## **Responding to Homelessness**

South Port's housing program provides housing for single adults coming from homelessness. Our major referrals are all from key homelessness agencies. The amount of visible rough sleeping in Melbourne has increased almost exponentially in the last few years. Probably several thousand new units of singles housing are needed to address the rapidly growing needs.

Those of us who attended the Council to Homeless Persons Conference this year were inspired by overseas guest speaker, Professor Eoin O'Sullivan, from Ireland. Professor

O'Sullivan's comparative research of different European countries and their approaches to tackling homelessness, shows so clearly the benefits of provision of long term housing, rather than temporary solutions, for those who are homeless. We are keen to work out new ways we can work with government to assist in expanding stock to meet some of these needs. Shai Diner's report was a great start in a process of analysing and documenting our unusual tenancy management model.

Sacred Heart Mission invited me to be part of a group which is analysing the problem of rough sleeping in the City of Port Phillip. In a welcome move, the Port Phillip Council has now taken on a lead role in this project. We hope to achieve funding for some new local housing and initiatives.

## **Homeshare**

We are delighted that Launch Housing agreed to partner with us to investigate establishing a Homeshare Program in the City of Port Phillip. The Port Phillip Council financially supported this project and has representatives on our steering committee. Homeshare involves people with a spare room in their house offering this on a supervised share basis to someone in need. Homeshare programs are growing in number around the world, and make so much sense as another option to solve housing problems.

## **Youth Support Program**

Our Youth Housing Support Program continues its important work with young people aged 16-25 facing homelessness. Seeking advancement in this sector unfortunately generally means leaving a



*The Homeshare Steering Committee at work: Around the table from the far left: Mary McGorry from City of Port Phillip; Livia Carusi from Launch Housing; Project Worker, Carla Seymour; Meg Montague; Beris Campbell; and Heather McKee.*





small organisation such as ours. In 2016 our part-time youth worker, Paco Romeu, left us for a full time role in counselling with Cohealth. Paco remains a good friend of South Port– we see him often. We were fortunate in recruiting Claire Lilburne to the part time role. Claire’s enthusiasm, communication flair, and can-do attitude have made her a very welcome addition to our team.

In 2017, the program provided 94 ‘support periods’ to young people in need, including single parents and their children. A significant policy development project was the writing of new Child Safe guidelines to comply with new State legislation. The team is also implementing the Outcomes Star tool for documenting an outcomes based approach to case work with young people.

The youth team hopes to have an article published on the benefits of clinical supervision. To this end, we had an RMIT student, Annika, on board for few months to assist with a literature review.

A group outing to the aquarium in July was well attended, with 5 young people and 2 children having a great day out.

**Organisational Development**

An important achievement in 2017 was the new website. Our aims for the website included not only to enhance awareness of our organisation, but also to promote to our tenants, and others, the vast array of community services in this local area. We love the balance it achieves between

highlighting our roles and showing that we are an embedded part of a fantastic Port Phillip community. We thank Yolk Design for their work.

Another milestone was the writing of a new Constitution for the organisation. This was required by new legislation governing Incorporated Associations so it was good to have this fairly tedious task ticked off the list. It represented a good deal of work by our Governance Sub Committee and would have been far more difficult without the very welcome pro bono assistance of lawyers, Sparke Helmore.

We are grateful to another partner, BKK Architects, in particular to George Huon and Simon Knott, for their fantastic pro bono work on some plans for our office at 259 Dorcas Street. BKK have raised the exciting possibility of developing some new housing on our site!

**Community Connections**

This organisation is proudly local in its focus and continues to work closely with a wide range of organisations operating locally. We are supporting the Father Bob Foundation in a bid to achieve a site for a local ‘community hub’, to provide recreational and employment/training opportunities for local people of all ages. Father Bob Maguire has always been, and continues to be, an important inspiration to me; Bob and I share a strong belief in ‘community’. We have also recommenced discussions with the South Melbourne Uniting Church about ways we can work together on worthy local projects.

And we continue our regular communication with health agencies including the Alfred Hospital, particularly their aged and mental health departments, and Star Health.

Through one of our tenants, Justin Gates, we formed an interesting partnership with the local Men’s Shed Program who are now constructing a range of new outdoor furniture for a number of our properties.

**Our people**

I feel we have reached a stage of greater sustainability in our business model. With 283 tenancies we are approaching a size where our annual income permits us take on the projects we care about and to respond to ongoing government demands for reporting and policy development. In light of this, it does not surprise me that our founders, the completely amazing Beris Campbell and Heather McKee, have chosen this year to retire. I take this opportunity to express my gratitude for their support, friendship and inspiration over my 23 years with South Port, and to recognise all we have learned together. I also want to thank the charming and wonderful Norman Huon for his 7 years as our Treasurer and for his friendship and support of our staff team. These three leave a big hole on our Board, but we believe we have recruited very successfully. I know we will go on to big new things based on the solid foundation laid by these three people.

It has been great having Mary Anne Noone as Chairperson for the last 12 months. Her style in chairing our Board meetings is very inclusive and she has been a great support to



# Report



me as CEO, as has the whole board. I take this opportunity to express my gratitude to all board members for the time and support they give to our organisation. I very much enjoy working with them.

Our remarkable staff team is very close and mutually supportive. We were sad at Lenore Gerloff's decision to retire this year. After 13 years of taking responsibility for so many tasks not in her actual job description, she has left us scrambling to work it all out. On behalf of the whole team, I wish her a happy retirement.

This year we undertook all staff training in First Aid (we are all registered first aiders now), in fire evacuation, and in Outcomes Star. A number of staff also undertook training in understanding the drug 'Ice' and in the Residential Tenancies Act. This staff team is fantastic to work with: a key benefit of a small organisation is that we are all multi-skilled and pitch in when flexibility is needed. So, to Manuel, Rob, Matt, Elana, Lauren, Nicky, Ron, Bec, Barbara and Claire: my deepest thanks for all of your hard work, flexibility, friendship and good humour.

## ***The End of the Rooming House Era***

In conclusion I have to note again that 2017 enters our history as the first year that we no longer manage rooming houses. Given the organisation's beginnings in the 1980s and 1990s as a rescuer and manager of rooming houses, there is cause for some reflection at the milestone. But, in a sign of the times, and in recognition of the changing risks and issues with rooming house accommodation,

we greet it with great satisfaction.

Finally, and most importantly, I thank all of our lovely tenants. We look forward to providing more and better housing and stronger community connections as time goes by.

**Janet Goodwin**

CEO

## Good friends we lost in 2017



Marjorie Neilson: original resident of Emerald Street and campaigner to save the property from sale. Marjorie passed away in March 2017 after a stay in Caulfield Hospital.



Wendy Bool. Wendy first moved in to South Port's Stokes St rooming house in 1999 when she was only 26 years old. In 2012 she was one of the first residents of the new flats at 330 Bank Street. She passed away in April



Pam Cox. Pictured winning the raffle at the Christmas Party 2011. Pam was a Co-op member of St Kilda Rental Housing Co-op, which merged with South Port in 2008. She was also much loved 'mum' of long term South Port resident, Graham Sango. Pam passed away suddenly in June 2017.



Brendan Saunders. Much loved resident of Church Street. Passed away suddenly in September 2017.



Bluey Sandgroper. Bluey moved in to Emerald Street in August 2014. He passed away in August 2017.





Rick Pinder, Janet Goodwin and John Healy outside 273 Moray Street in 1995.

**Vale John Healy**

John was a tenant of South Port for 25 years: from 1991 until September 2016, most of that time at his beloved 273 Moray Street. John passed away in October 2017. John loved community housing- he loved the times at Moray Street with great characters and friends such as Bruce Angow, Kate Hirth, John Jeffery and Rick Pinder. Living in such close proximity, there were of course arguments at different times, but with his very philosophical approach to life, John was always a peace maker. But not only did John love community housing because it gave him somewhere affordable to live, he loved it because he could see what it did for people more in need than him. John was always willing to support others and to advocate for them. In 1996 he took his interest one step further and nominated for, and joined, the Committee of Management. John devoted much time to our Committee over the years- he was on it for ten years from 1996 until 2005. Other Committee members appreciated his knowledge of business and his ability to apply those principles to our organisation. He was also an excellent advocate for tenants’ interests and a great supporter and friend of staff. We will miss him.

# 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.





# COMMUNITY



# Housing Program Statistics

## INCOME TYPE: TENANTS JUL 2017

	Males		Females		Total	
	No.	%	No.	%	No.	%
<b>Age/Veterans Pension</b>	19	13%	7	7%	26	11%
<b>Disability</b>	79	52%	49	52%	128	52%
<b>Newstart Benefit</b>	49	32%	27	29%	76	31%
<b>Austudy/Youth</b>	0	-	3	3%	3	1%
<b>Wages/Part Wages</b>	2	1%	4	4%	6	2%
<b>Other</b>	3	2%	4	4%	7	3%
	152		94		246	

## YEARS OF TENANCY

	July 2017
<b>0-1 Year</b>	24
<b>1-3 Years</b>	60
<b>3-5 Years</b>	26
<b>5-10 Years</b>	52
<b>10-20 Years</b>	59
<b>20+ Years</b>	25
<b>TOTAL</b>	246

## AGE PROFILE: TENANTS JUL 2017

	Male	Female	Total
<b>&lt; 26</b>	1	3	4
<b>26-40</b>	22	10	32
<b>41-55</b>	52	39	91
<b>56-69</b>	53	32	85
<b>70+</b>	24	10	34
<b>TOTAL</b>	<b>152</b>	<b>94</b>	<b>246</b>

## NEW TENANTS 2016-17

<b>TOTAL</b>	<b>41</b>
MALE	23
FEMALE	18
<b>REFERRAL SOURCES</b>	
Self Referral or Friend/Family	15
Launch Housing	4
Sacred Heart Mission	7
MIND	5
Star Health (Community Connections)	1
Alfred Hospital Psych/HOPS	2
Alfred Hospital HARP (aged)	1
Vinnies- Ozanam House	3
SPCHG Youth Support Program	2
City Port Phillip (aged persons)	1

## UPGRADES: CHANGING THE PROFILE OF HOUSING MANAGED

		2012	2018
	Location	Tenancies	Tenancies
<b>OWNED BY STATE GOVERNMENT:</b>			
<b>Rooming Houses- sharing bathroom/kitchen</b>	South Melbourne	72	0
<b>Self Contained Bed-sit Units</b>	Sth Melbourne, Albert Pk, Port Melb	82	155
<b>One Bedrooms Flats</b>	South Melbourne	41	41
<b>Flats attached to rooming houses</b>	South Melbourne, Port Melbourne	9	4
<b>Separate Houses + Flats (singles and families)</b>	St Kilda, Balaclava, Elwood	12	12
<b>OWNED BY SPCHG:</b>			
<b>One Bedroom Flats</b>	South Melbourne, Bank St	40	40
<b>Bed-sit Flats</b>	South Melbourne, Emerald St		31
<b>TOTAL</b>		<b>256</b>	<b>283</b>

Note: Total tenants at July 2017 are lower than normal capacity (283) as Layfield Street Rooming House had closed in readiness for upgrade. Total 246.

# The Year In Summary



- August 2016** • Street Party, marking Homelessness Prevention Week, held in Marshall St, South Melbourne, Friday 5th August
- October 2016** • New management structure: Matt Kent appointed to new position of Manager Housing Operations, and Rob Leslie appointed to new position of Policy and Corporate Services Manager.
- November 2016** • Evacuation training of staff by Specialists On Safety.
- December 2016** • Architects, BSS Group, and Plumbing Consultants, Bradrod, undertook technical assessment of the condition of buildings to be taken on with a General Lease with DHHS.
- January 2017** • Adopted new Child Safe policies and procedures to comply with the Child Wellbeing and Safety Amendment (Child Safety Standards) Act 2015.
- February 2017** • Resolved to enter discussions with Launch Housing about a potential partnership to establish a pilot Homeshare project.
- State Government announcement of *Homes for Victorians*, a package of funding and policy initiatives including Social Housing Growth Fund; a new loan facility and loan guarantee program for Housing Associations; and a plan to transfer management of 4000 public housing properties to community housing sector.
- March 2017** • Minister for Housing, Hon. Martin Foley, announced funding for the Layfield Street rooming house upgrade/conversion to self-contained units.
- April 2017** • Negotiations with DHHS regarding the timing of the closure of Layfield Street rooming house.
- BKK Architects provided pro bono service to make plans for redevelopment of 259 Dorcas Street
- May 2017** • Received Port Phillip Community Grant of \$2,500 to fund events tickets for tenants, a program in partnership with Inner South Community Health Service (now Star Health).
- First Steering Committee Meeting of the partnership with Launch Housing on the project titled *Homeshare Melbourne*.
  - City Port Phillip granted \$10,000 to the Homeshare Melbourne project.
- June 2017** • Bernie McLeod, tenant of South Port for 17 years, passed away after a brief illness. Bernie grew up in South Melbourne in the St Vincent's Boys' Home.
- Claire Lilburne employed as Youth Housing Support Worker (0.4).
  - Layfield Street Rooming House closed in readiness for upgrade and conversion to bed-sit flats.
- July 2017** • Commenced General Lease on all properties managed by SPCHG and owned by DHHS
- August 2017** • New website launched (developed with Yolk Design)
- Board training/planning session with Prof Terry Burke from Swinburne University.





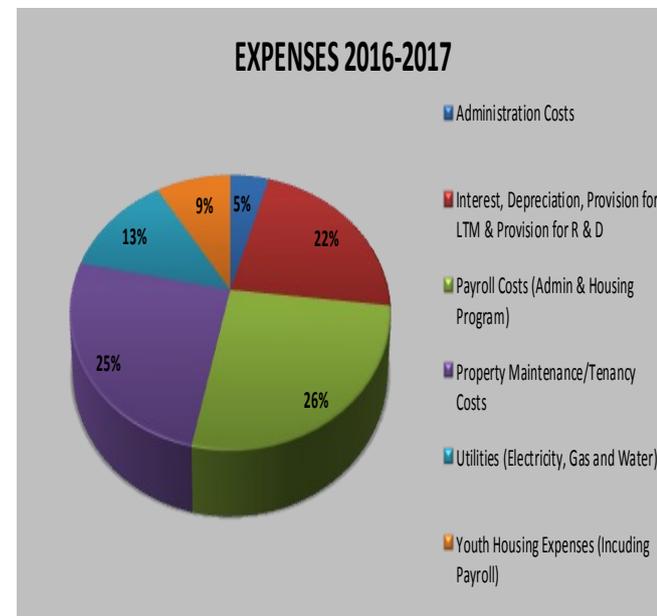
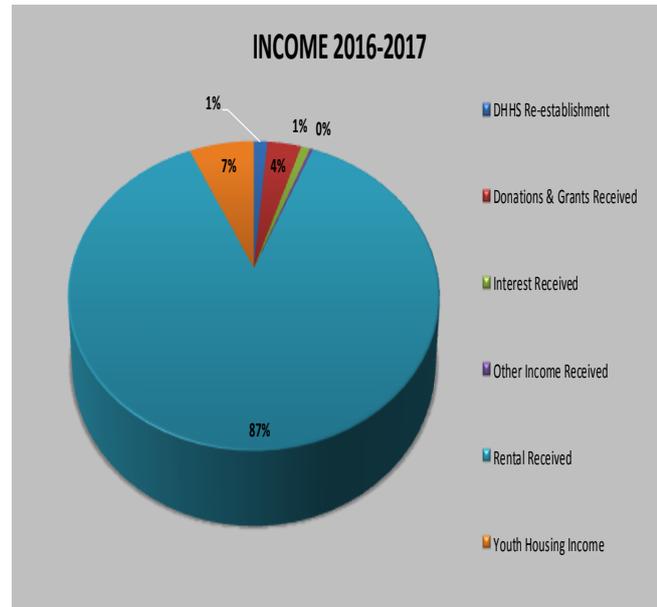
**South Port Community Housing Group Inc.**  
**Profit and Loss Statement for the year ended 30th June 2017**

<b>INCOME</b>	<b>2017</b>	<b>2016</b>	<b>EXPENDITURE (cont'd)</b>		
Interest Received	34,426	25,588	Meetings/Events	5,015	3,774
Rent Received	2,387,121	2,386,576	Motor Vehicle Expenses	11,534	13,094
Department Funding	58,746	38,423	Pest Control	4,361	4,916
Other Income	6,298	8,484	Photocopying & Postage	5,468	4,957
Donations	71,161	72,894	Printing and Stationery	3,065	3,656
Non-Capital Grants	202,245	207,268	Provision-Housing Expansion	30,000	0
<b>TOTAL INCOME</b>	<b>2,759,998</b>	<b>2,739,233</b>	Provision-Employee Entitlements	25,396	39,003
<b>EXPENDITURE</b>			Provision-Long Term Maintenance	215,000	115,000
Accountant Fees	1,213	608	Provision-Research and Development	0	30,000
Advertising	773	859	Registration Fees-Houses	578	563
Amenities	1,042	1,107	Rent-Asset Management Fee & Maintenance Fee	276,867	250,162
Audit Fees	2,375	1,890	Repairs and Maintenance	292,758	146,060
Interest, Bank Charges & Fees	81,685	83,380	Salaries	848,819	736,963
Centrelink Fees	3,977	4,058	Security and Protective Costs	48,567	13,995
Communications/PR	0	3,943	Social Event Tenants	6,380	4,373
Computer Supplies	16,221	14,811	Staff Training	11,773	15,057
Consultants	34,365	32,928	Subscriptions & Memberships	8,394	8,889
Consumables	3,606	3,006	Sundry Expenses	3,743	3,904
Contract Cleaning	58,391	54,487	Supervision/Debriefing	8,369	9,500
Council Rates	45,478	48,335	Telephone & Internet	19,525	18,327
Depreciation	243,049	312,629	Tenancy Refunds	7,256	3,774
Energy	221,405	223,220	VCAT Costs	4,162	2,270
Fire Safety Compliance	26,349	12,097	Water/Sewerage	86,695	92,316
Fringe Benefits Tax			WorkCover	-24,631	15,473
Furniture and Equipment	31,163	37,364	YHP Fund	346	1,234
Grants Spending	11,963	22,213	<b>TOTAL EXPENSES</b>	<b>2,749,404</b>	<b>2,427,477</b>
Insurance	16,586	15,364	<b>OPERATING PROFIT</b>	<b>10,593</b>	<b>311,756</b>
Key Costs	48,157	13,445	<b>NET INCOME</b>	<b>10,593</b>	<b>311,756</b>
Manchester	2,166	4,476			

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.



BALANCE SHEET	2017	2016
<b>ASSETS</b>		
<b>Current Assets</b>		
Accounts Receivable	47,119	0
Cash at Banks-Operating A/Cs	367,228	522,134
Cash at Bank-ANZ Term Deposit	1,524,911	931,679
Cash at Bank-Banks St & Emerald St A/Cs	9,947	9,867
Petty Cash	1,731	2,839
GST Receivable	5,781	12,470
<b>Total Current Assets</b>	<b>1,956,718</b>	<b>1,478,989</b>
<b>Non-Current Assets</b>		
Land and Buildings-Bank St Project	11,700,228	11,700,228
Land and Buildings-Emerald St Project	5,735,529	5,735,529
Less Accumulated Depreciation	1,145,047	934,444
	16,290,710	16,501,312
Motor Vehicles	60,407	60,407
Less Accumulated Depreciation	31,160	24,541
	29,247	35,866
Furniture and Equipment	337,052	315,923
Less Accumulated Depreciation	227,386	201,559
	109,666	114,364
<b>Total Non-Current Assets</b>	<b>16,429,623</b>	<b>16,651,543</b>
<b>TOTAL ASSETS</b>	<b>18,386,341</b>	<b>18,130,531</b>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
Income in Advance-Other	19,280	61,646
Accrued Expenses	174,919	131,295
Provision for Employee Benefits	298,438	273,042
Provision for Housing Expansion/ Research & Development	88,000	60,000
Provision for Long Term Maintenance	670,567	455,567
<b>Total Current Liabilities</b>	<b>1,251,203</b>	<b>981,549</b>
<b>Non-Current Liabilities</b>		
Mortgage Finance Emerald St	1,242,076	1,266,514
<b>Total Non-Current Liabilities</b>	<b>1,242,076</b>	<b>1,266,514</b>
<b>TOTAL LIABILITIES</b>	<b>2,493,280</b>	<b>2,248,064</b>
<b>NET ASSETS</b>	<b>15,893,061</b>	<b>15,882,468</b>
<b>EQUITY</b>		
Opening Balance/Retained Earnings/ Net Income	15,893,061	15,882,468
<b>TOTAL EQUITY</b>	<b>15,893,061</b>	<b>15,882,468</b>





# Staff 2017

		Commenced	
CEO	<b>Janet Goodwin</b>	Nov 1994	
Finance Coordinator	<b>Manuel Solano</b>	Feb 2011	
Manager Policy and Corporate Services	<b>Rob Leslie</b>	Oct 2016	
Reception and Admin	<b>Lenore Gerloff</b>	May 2004	Sep 2017
Youth Housing Support Team Leader	<b>Rebecca Blight</b>	Nov 2005	
Youth Housing Support Worker 0.6	<b>Barbara Leon</b>	Apr 2002	
Youth Housing Support Worker 0.4	<b>Paco Romeu</b>	Sep 2016	Apr 2017
Youth Housing Support Worker 0.4	<b>Claire Lilburne</b>	May 2017	
Manager Housing Operations	<b>Matt Kent</b>	Jun 2009	
Housing Worker	<b>Ronnie Hazelwood</b>	Feb 2011	
Housing Worker	<b>Elana Kopke</b>	Nov 2014	
Housing Worker	<b>Nicky Paterson</b>	Mar 2016	
Housing Worker	<b>Lauren Wilson</b>	Aug 2016	

## Vale Bernie McLeod

Born 3rd June 1947, Bernie McLeod passed away after a brief illness in January 2017 aged 69. He had lived with South Port since January 2000.

Bernie lived most of his life in South Melbourne. He grew up in the orphanage, St Vincent's Boys' Home in Cecil Street, and left St Vincent's to work at Crofts self service grocery store in Clarendon Street. (Archie Croft was a President of South Melbourne Football Club, Mayor of South Melbourne and pioneered self-service groceries in Melbourne).

From January 2000, Bernie lived for several years in a small room at the then rooming house at 277 Dorcas Street, South Melbourne. In 2005 he was one of the first to be offered a one-bedroom flat at the newly constructed building at 306 Dorcas Street: the site of the playground of the old South Melbourne Primary School.

Bernie never found out who his parents were. I was proud to be invited to attend orphanage open days and reunions with Bernie. Janet.



# Board 2017

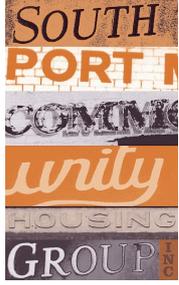
<b>Prof. Mary Anne Noone</b>	Chairperson	2009
<b>Bill Joyce</b>	Deputy Chairperson	2005
<b>Beris Campbell OAM</b>	Secretary	1983
<b>Norman Huon</b>	Treasurer	2010
<b>Heather McKee</b>	Committee Member	1983
<b>Rachelle Paquin</b>	Committee Member	2006
<b>Richard Mac</b>	Committee Member	2009
<b>Tom Barrett</b>	Committee Member	2009
<b>David Springle</b>	Committee Member	2013
<b>Matt Boland</b>	Committee Member	2015
<b>Andrew Scarlett</b>	Committee Member	2015



Sincere thanks to the following for partnership, support, advice, collaboration, resource-sharing, financial assistance, and/or pro-bono assistance in 2016-17:



Front cover photograph by Catherine Acin. Stained glass window Dorcas Street, South Melbourne.



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