

Annual Re

PORT

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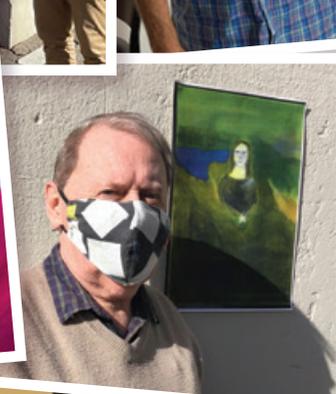
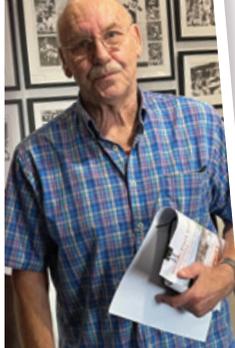
PORT

SOUTH

COMMUNITY

Community

HOUSING GROUP INC



Cover and additional photos by Catherine Acin

What we do

South Port Community Housing Group is a government accredited specialist homelessness service and registered community housing provider. Since 1983, we have provided housing exclusively to people in the lowest income groups coming from homelessness or housing crisis. Our Youth Housing Support provides case-managed support to young people aged 15-25 in the City of Port Phillip.

Our housing stock is varied, ranging from beautiful heritage listed ex rooming houses to newly built modern apartment complexes across the South Melbourne and Port Melbourne area. Our housing staff engage regularly with tenants to not only manage tenancies, but also to provide opportunities to connect and actively participate in their community.



Our Vision

A community where every person has access to safe, secure and affordable housing.

Our Purpose

- We will create safe, secure and affordable housing options in the City of Port Phillip for single adults and young people who have faced homelessness and social exclusion.
- We will work with people who are most in need of an affordable, supportive place to live.
- We will provide a supportive style of housing management based on personal relationships, empowerment and partnership.
- We will create opportunities for the people living in our housing to participate in the local community and share in the benefits of inner-city living.
- We will speak up and advocate for the creation of more affordable housing options for people facing homelessness.

Our Supportive Housing Model

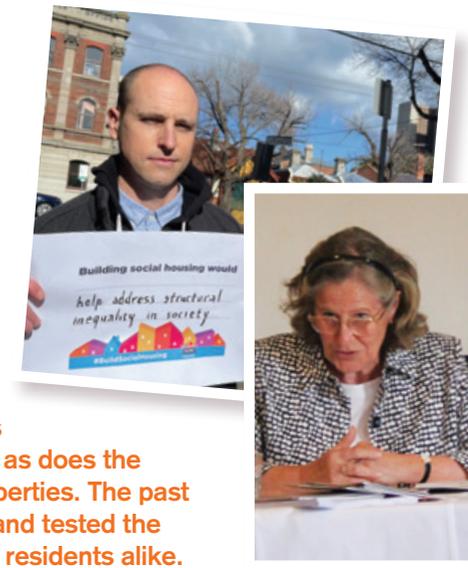
The SPCHG model of social housing incorporates the following key elements.

- We operate at a scale that is “local” and “personal”. All multi-unit properties are located within walking distance of our office.
- Our tenancy and asset management approach is specialised, designed to meet the needs of single people on the lowest incomes who have experienced homelessness and have high levels of support needs.
- Our organisational membership made up of people living in social housing as well as local community members.
- Our Board is elected by the members of the organisation and is made up of people with relevant skills and experience who live within these local communities. Including people who live in social housing.
- We maintain a strong focus on the development of supportive, long term, personal relationships between housing staff and the people who live in social housing.
- We employ housing staff who are highly skilled and qualified.
- We create opportunities for people who live in social housing to participate in their local community.
- We develop a diverse range of local partnerships which facilitate more effective access to local support services and resources.
- We have developed specialised expertise and experience in the design and construction of housing for single person households who have experienced homelessness.



Chairperson & CEO Report 2021

As we write this, Melbourne is emerging from over 260 days under lockdown since the pandemic began, the longest of any jurisdiction in the world. Active case numbers of covid remain high in the City of Port Phillip as does the potential for outbreak in our high density properties. The past twelve months have certainly taken their toll and tested the resilience of our staff, board, contractors and residents alike.



However this annual report highlights the significant capacity our organisation has to respond positively to new and unexpected challenges and opportunities. We are confident the organisation has emerged stronger, heartened by our participation in an effective community embedded response to keeping people safe and our properties well managed. Indeed, the value of local and trusted organisations in the community has never been stronger or more important.

We are greatly appreciative of the efforts of our partners such as Star Health, who have worked tirelessly to provide residents with information and support to make vaccinations easily accessible and available. We would especially like to thank all our residents and partner organisations doing their bit to keep themselves and others safe.

The organisation has not only risen to the challenges of these extreme times but taken on more. In November 2020, we were granted just under \$796,000 from the State Government to undertake capital maintenance works across the majority of our General Lease properties. This welcome funding has enabled the organisation to bring forward important capital upgrade works to increase safety and security measures, energy efficiency and general improvement across the properties we manage. While lockdown restrictions have hampered the rollout, we are confident the remaining works will be completed by the end of the current financial year.

In January 2020, we were notified of our successful bid to lead a consortia of agencies, Star Health and Home Share Melbourne, to support and house 50 clients in the Victorian Government’s Homelessness to a Home program. The program is a ground-breaking initiative to support over 1,850 people, identified as homeless since the outbreak of COVID-19, to find homes and sustain tenancies.

To provide oversight and guidance of this new initiative, and to explore other new social housing development opportunities after the Victorian Government's Big Build announcement, a Property Advisory Group was established by the Board in January, chaired by Matt Boland. We thank other members Bill Joyce, Alex Ghantous, Rob Leslie and Rob Zeidaks for sharing their expertise and early Friday mornings for meetings. As mentioned in last year's report, the organisation was successful in our bid to Victorian Government's Social Housing Growth Fund to redevelop our 31 unit Emerald St. property. After almost 12 months of arduous negotiation, the organisation signed in February 2021, a 30 year low interest loan with the Department of Treasury and Finance. We thank K & L Gates for the continued pro bono legal support. Significant efforts by staff and Board continue to be devoted to the redevelopment of 15-37 Emerald St. in an increasingly challenging and changing economic and policy environment. More recently the organisation has navigated new planning requirements introduced to support social housing developments under the Victorian Government's Big Build. We look forward to entering the New Year with the approvals required to commence building new affordable homes in 2022.

Overseeing these various developments, and others described in this annual report, is South Port's new CEO, Charlie Beckley. The Board undertook a rigorous external recruitment process and was delighted to appoint Charlie in May 2021. We thank Michael Henry for his pro bono advice and support during this process.

Although we thought 2020 was an unusual year, the past year has again proved exceptional. It is beyond doubt that the skill and compassion of all staff has enabled our organisation to continue to provide supported tenancy management and pursue new opportunities. Our sincere thanks go out to the incredible dedication and sustained efforts of staff.

Equally, Board members, continue to make a critical contribution with their ongoing commitment and diligence and we thank them.

We remain inspired by the dedication and hard work of both staff and Board members.

Mary Anne Noone
Chairperson

Charlie Beckley
CEO

Our Staff

The year has seen a number of organisational changes to staff and expansion of programs.

Our Housing Program, led by Matt Kent, provides targeted support to low income singles and asset management across 28 properties in the City of Port Phillip.

Our Youth Housing Support Program is coordinated by Rebecca Blight and Claire Lilburne, who share a case load of around 20 young people, and their dependents, in housing crisis and need of advice and practical support.

Our involvement in the Homelessness to a Home initiative, is managed by Richard Cook, with support from our Corporate Support team. Rob Leslie provides additional support and advice across special projects. Our management team meets weekly, supported by our new CEO, Charlie Beckley.



Staff

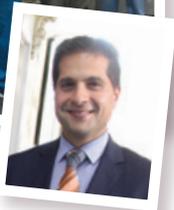
		Commenced	
CEO	Charlie Beckley	May 2021	
CEO	Janet Goodwin	Nov 1994	→ Dec 2020
Finance Coordinator	Manuel Solano Castro	Feb 2011	
Office Manager 0.8	Simone Tracey	Jan 2018	
Youth Housing Support Team Leader 0.9	Rebeca Blight	Nov 2005	
Youth Housing Support Team Leader 0.9	Claire Lilburne	Oct 2021	
Youth Housing Support Worker 0.6	Barbara Leon	Apr 2002	→ Sep 2020
Manager Homelessness to Home	Richard Cook	Feb 2021	
Manager Housing Operations	Matt Kent	Jun 2009	
Community Housing Worker	Elana Kopke	Nov 2014	
Community Housing Worker	Lauren Wilson	Aug 2016	
Community Housing Worker Properties/Maintenance	Ron Hazelwood	Feb 2011	
Community Housing Worker	Daniel Daly	Mar 2021	
Housing Support Worker	Michael Gray	Jun 2018	→ Mar 2021
Project Advisor 0.2	Rob Leslie	Feb 2020	
Research and Project Coordinator 0.8	Shai Diner	Aug 2018	→ Feb 2021

Our Board

SPCHG is accountable to the community through a membership structure that includes local community members.

The members nominate and elect an independent Board of volunteers at each AGM to govern the organisation on their behalf. Members are elected on the basis of their relevant skills and experience. One of the valued skill sets on the Board is the lived experience of SPCHG tenants. The Board currently includes three members who are tenants. The key roles of the Board are to set strategic directions and goals, to monitor performance in achieving these goals, to ensure the organisation is financially viable, to ensure the organisation is fully compliant with all relevant legislation/contracts and to ensure the organisation is effectively managing all levels of operational risk.

In 2020-21, the Board was supported by two standing Committees: Finance, Audit and Risk Committee, chaired by Andrew Sattler, and a Governance Committee, chaired by Tom Barrett. A Property Advisory Group, was established in January, chaired by Matt Boland.



Board

		Commenced
Chairperson	Prof. Mary Anne Noone	2009
Deputy Chairperson	Bill Joyce	2005
Secretary	Andrew Scarlett	2015
Treasurer	Andrew Sattler	2018
Member	Rachelle Paquin	2006
Member	Richard Mac	2009
Member	Tom Barrett	2009
Member	Matt Boland	2015
Member	Alex Ghantous	2018
Member	Sheryl Powell	2018

2020-21 Board Meetings

	Month	Attendance	No. of Members
1	Jul 20	7	10
2	Aug 20 (Special)	8	10
3	Aug 20	8	10
4	Sep 20	9	10
5	Oct 20	10	10
6	Nov 20	10	10
7	Feb 21	7	10
8	Mar 21	9	10
9	Mar 21	9	10
10	Apr 21	6	10
11	May 21	10	10
12	Jun 21	7	10

Treasurer's Report



The global pandemic and persistent lockdowns have continued to challenge the organisation's finances and operations in the 2020-21 financial year.

While income has been relatively stable, thanks in part to good management of arrears, the organisation recorded a deficit of \$281,758, due to a net reduction in rental units. This included the relocation of Emerald St. renters earlier than scheduled, the prolonged delay of Layfield St. completion, and a management decision to hold several vacancies in our higher risk, high density properties due to the threat of COVID-19.

Despite these setbacks, the organisation has performed better than expected in regard to expenses. Savings have been achieved across areas such as salary costs, furniture and equipment and non-urgent maintenance works due to staff recruitment delays, lower tenant numbers and lockdown restrictions, respectively.

The organisation received a generous \$20,000 donation from Heather McKee towards our efforts to expand our housing. A cash boost was also received from the Australian Taxation Office in response to the economic downturn because of COVID-19 and was used to offset \$45,000 of related costs we occurred. In recognition of the increasing economic uncertainty and unwillingness of the Federal Government to raise the rate of JobSeeker, the Board agreed to increase rents by an absolute minimum this year.

In February, the organisation won significant new funding to provide support and housing to 50 individuals who have experienced long term homelessness. Participants in the program, often with a range of complex needs, have been supported into a mixture of housing options, including private rental properties head leased by SPCHG, newly acquired properties owned by the Director of Housing and leased to SPCHG, and existing public housing stock.

This year the organisation has also taken on a major IT upgrade, moving accounting services online, and upgrading telephone systems and staff equipment to enable remote work, which has become even more critical in the multiple lockdowns encountered.

In summary, despite extenuating factors, many outside the organisations control, we were able to control the controllable. I give thanks to our Finance Coordinator, Manuel Solano Castro for the hard work and dedication over this challenging year. Also, to my fellow Finance, Audit and Risk Committee members; Alex Ghantous, Matt Boland, and Bill Joyce.

Andrew Sattler

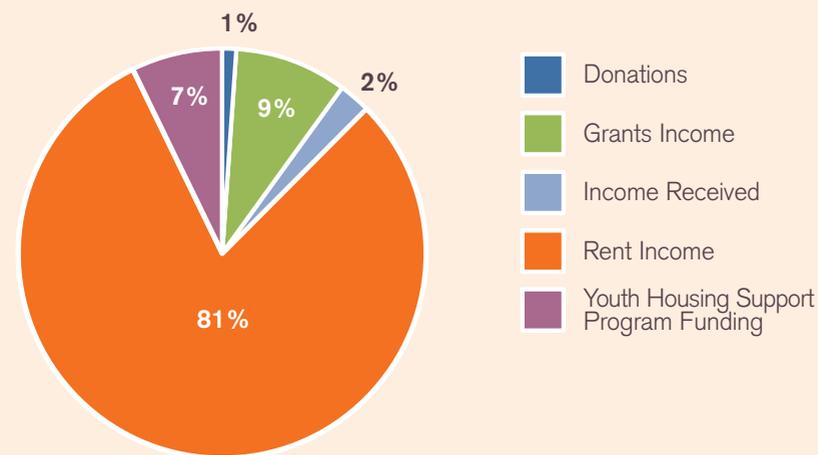
Treasurer

Profit & Loss

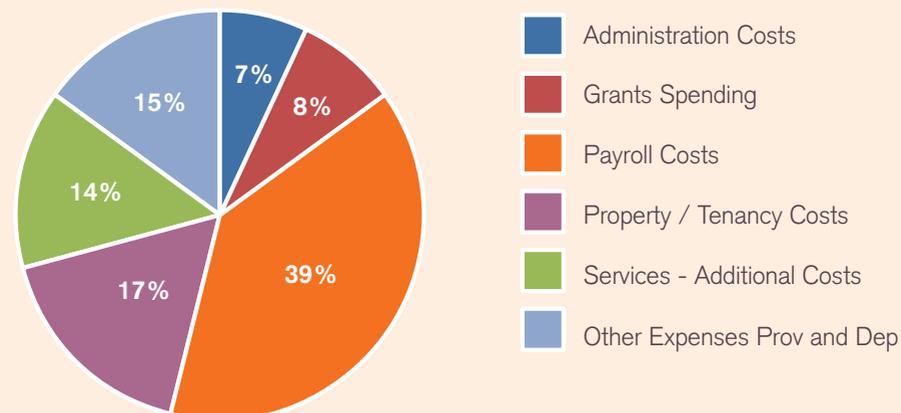
July 2020 through June 2021 – Accrual Basis

	July 2020 - June 2021	July 2019 - June 2020
ORDINARY INCOME/EXPENSE		
Income		
Donations	22,710	1,342
Grants Income	264,724	27,472
Interest Received	6,226	15,919
Other Income Received	50,836	54,187
Rent Income	2,398,850	2,542,743
Youth Housing Support Program Funding	227,865	219,155
Total Income	2,971,210	2,860,817
Gross Profit		
	2,971,210	2,860,817
Expense		
Administration Costs	233,651	147,959
Grants Spending	264,783	28,710
Payroll costs	1,254,091	1,247,754
Property/Tenancy Costs	536,803	496,110
Services - Additional Costs	463,927	426,070
Total Expense	2,753,256	2,346,603
Net Ordinary Income		
Before Provisions and Depreciation	217,954	514,214
PROVISIONS & DEPRECIATION		
Provisions for Properties:		
330 Bank St Provision for L.T.M	124,682	135,000
Emerald St Provision for L.T.M	0	100,000
General Lease Prop. Provision for L.T.M	163,909	154,500
Total Provisions for listed Properties	288,591	389,500
Net Ordinary Income After Provisions	-70,637	124,714
Depreciation for Properties:		
330 Bank St Land & Bldg Depreciation	146,253	146,253
Emerald St Bldg Depreciation	64,868	64,868
Total Depreciation for listed Properties	211,121	211,121
NET ORDINARY INCOME		
After Provisions and Depreciation	-281,758	-86,407

Income 2020-2021



Expenses 2020-2021



Balance Sheet

As of June 30, 2021

	June 30, 2021	June 30, 2020
ASSETS		
Current Assets		
Total Chequing/Savings/Term Deposits	2,422,117	1,818,333
Total Accounts Receivable	24,685	32,787
Other Current Assets		
BAS Receivable		22,320
Prepayments	7,250	6,750
Rent Tenants Arrears		
Arrears	19,764	32,162
Provision for Doubtful Arrears	-5,929	-11,348
Total Rent Tenants Arrears	13,834	20,814
Total Other Current Assets	21,084	49,884
Total Current Assets	2,467,887	1,901,004
Fixed Assets		
330 Bank St. Building & Land	11,700,228	11,700,228
Less Accumulated Depn - Land 330 Bank St	-225,000	-200,000
Less Accumulated Depn - Bldg 330 Bank St	-1,332,252	-1,210,999
Total 330 Bank Street	10,142,975	10,289,228
Emerald St Building	5,761,438	5,761,438
Less Accumulated Depn - Bldg Emerald St	-432,264	-367,396
Total Emerald Street	5,329,174	5,394,042
Furniture & Equipment, at Cost	365,726	353,622
Less Accumulated Depreciation - Furniture & Equipment	-235,035	-213,340
Total Furniture & Equipment	130,691	140,282
Furniture & Equipment Emerald St	8,714	8,714
Less Accumulated Dep Furn	-6,172	-5,536
Total Furniture & Equipment Emerald St	2,543	3,179
Furniture & Equipment 330 Bank St	190,666	184,994
Less Accumulated Dep Furn	-112,711	-101,436
Total Furniture & Equipment 330 Bank St	77,955	83,558
Motor Vehicles - At Costs	60,389	60,389
Less Accumulated Depreciation - M.V.	-47,890	-45,005
Total Motor Vehicles	12,499	15,384
New Emerald St	193,369	76,953
Total Fixed Assets	15,889,206	16,002,627
TOTAL ASSETS	18,357,093	17,903,631

Balance Sheet

As of June 30, 2021

	June 30, 2021	June 30, 2020
LIABILITIES		
Current Liabilities		
Total Accounts Payable	0	818
Other Current Liabilities - Accruals		
Accruals Electricity and Gas	31,991	32,899
Accruals Water/Sewerage	26,692	19,108
Accruals - Other	47,963	41,715
Total Accruals	106,646	93,723
BAS Payable	25,866	
Income in Advance		
Other income in advance	41,178	
Homeless to home	468,957	
Total Income in advance	510,135	43,377
Total Payroll Liabilities	170,956	192,585
Provision for Housing Expansion	83,256	63,256
Provision for L.T.M General Lease Properties	299,312	144,951
Provision for Research & Development	23,389	23,389
Total Other Current Liabilities	1,219,560	561,282
Total Current Liabilities	1,219,560	562,100
Long Term Liabilities		
Employee Benefits	96,862	142,169
Provision L.T.M 330 Bank St	1,060,609	936,749
Provision L.T.M Emerald St	379,103	379,897
Total Long Term Liabilities	1,536,575	1,458,815
TOTAL LIABILITIES	2,756,135	2,020,915
NET ASSETS	15,600,958	15,882,716
EQUITY		
Opening Bal Equity	211,740	211,740
Retained Earnings	15,670,976	15,757,383
Net Income	-281,757	-86,407
TOTAL EQUITY	15,600,958	15,882,716



Thank you Star Health

A special mention is deserved for the enormous efforts Star Health staff have led this year in the community to both prepare, inform and keep our renters safe from COVID-19. Through posters, pamphlets, door knocking, pop up testing, vaccinations to outbreak management we can't thank them enough.



SPCHG COVID Response

Our 'social meals'/meal collections had to adapt again this year in response to COVID. Essentially, it continued to thrive thanks to a committed team of staff who organised the distribution of healthy fresh meals to many residents each week.

This was made possible with the support of a number of locally committed services, including Port Phillip Community Group, FareShare, Parliament of Victoria kitchens, Lentil as Anything, Foodfilled and Graham from the Father Bob Maguire Foundation. Elana, Lauren and Simone had the chance to check out the well organised, squeaky clean kitchen of FareShare when they volunteered for a shift. Our residents appreciated the offer of Sheridan sheets and towels through StreetSmart's SleepSafe initiative. A SmartCare grant facilitated front line staff self-care initiatives, to assist them in putting their best foot forward during a challenging year.

Special thanks to David of Port Phillip Community Group for his continued commitment to cooking delicious meals throughout the year. This set up in our driveway on a Thursday lunchtime, helped minimise risk and the need for our residents to visit busy supermarkets. Importantly, it was also a chance for staff to briefly reconnect with residents and hopefully reduce anxieties just a little with a bit of a chat and a laugh.

Our monthly resident newsletter has continued throughout the year and has been an effective way to stay connected and communicate vital COVID safe information to our residents.



Homelessness to a Home Program

In February, SPCHG, Star Health and HANZA (Home Share Melbourne) established a partnership to deliver services in the Southern Melbourne and Bayside Peninsula Area as part of the Victorian Government's Homelessness to a Home (H2H) initiative.

Homelessness to a Home is a world leading opportunity incorporating elements of Housing First approaches to make a significant and lasting impact on homelessness and rough sleeping in Victoria. The initiative involves 14 partnerships across Victorian homelessness service agencies to provide 1,845 households, who were residing in emergency accommodation during the COVID-19 pandemic, with access to support packages and a pathway into safe, secure and sustainable medium and long term housing.

In recognition of the need to document and define the outcomes and longer term impact our partnership was seeking to achieve, we engaged Social Ventures Australia in April to support the development of our partnership approach and monitoring and evaluation framework. Funding of \$25,000 was received by the City of Port Phillip and \$13,500 each from Star Health and SPCHG to support the work.

Eight months in, the partnership is providing wrap around tailored support to 50 individuals in the program. Of this total, 26 individuals are being provided safe and secure housing.



Richard Cook, Manager H2H Program

One of the people supported through our partnership is Michael, who has been living on the streets for the past 15 to 20 years. Michael has received case managed support from community partner Bridge It, formally Home Share Melbourne, and has been supported into a private rental property head leased by SPCHG through the initiative.



Michael with the keys to his place

What has it been like to be involved with H2H?

'So many people have helped me. I can't think of words nice enough. I've had so much great help from the program and my support worker Kate, who is such a lovely human being. She has been a lifesaver. I have nothing but praise. I'm so happy with everything. The whole system has treated me so nicely, like a human being. Everyone's attitude and behaviour has been amazing.'

What has been the best part of having a home?

'Everything. Having the comforts of life, the things people take for granted. On the street you can exist but it's the bare minimum. You constantly get robbed. Now I have a roof over my head. I finally feel safe and secure. I have somewhere safe to sleep. I can have a shower, I can cook my own meals, I can have clean clothes. It's been such a positive change.'

What are your hopes for the future?

'To have safe and permanent housing and keep feeling safe and secure.'

Youth Housing Support



Rebecca Blight & Claire Lilburne

The Youth Housing Support Program (YHSP) has seen a number of staff changes and challenging working conditions unlike any other year. Two staff have left the program in the past year, including Barbara, who had been a long standing member of the youth team, 19 years in fact! Richie also departed the youth team to move onto an internal position at SPCHG with the Homeless 2 Homes program.

In March 2021 the YHSP successfully achieved external accreditation with great feedback from QIP assessors and clients. The QIP assessors reported back that staff are well respected amongst networks and service delivery within the program is holistic, adaptable, collaborative and transparent.

The YHSP has provided 84 case support periods throughout 2020-2021. We have also had some great long term housing outcomes with one young person moving into private rental and one into long term housing through Aboriginal Housing Victoria.

The program has adapted to working both remotely and from home given the impact of Covid-19. We have used outdoor spaces/parks/gardens to meet with young people to maintain rapport and continue supporting them with their goals. The program continues to be supported via fortnightly clinical supervision.

Whilst the extended lockdowns have impacted on our client's incomes, employment, education, mental health, recreational outlets and overall wellbeing, we have worked with these issues on an individual level.

The program has gathered and used funding creatively to assist our clients during lockdowns with opportunities to assist in addressing isolation and loneliness.

We have implemented the lockdown project opportunity including supplying young people with art and gardening supplies, exercise equipment and games/puzzles.

The program continues to seek independent funding to support our clients. This includes Igniting Change and Melbourne Magistrates Court Funds. The program also frequently uses government funded support such as YPRAP (Youth Private Rental Access Program), CEEP (Creating Education & Employment Pathways) and FRMP (Family Reconciliation & Mediation Program). In the past year we have worked closely with external organizations such as Father Bob Foundation, White Lion, St Kilda Road Clinic, Headspace, NEAMI, Launch Housing and Youth Allocations. The YHSP continues to work with our client's family supports and advocates.

Our client's resilience continues to inspire us and we look forward to continuing to work creatively into 2022.

Rebecca Blight
Youth Program Team Leader



Housing Program

2021 has been yet another year of enormous challenges that the Housing Program team continue to meet despite the difficulties of working remotely. The staff have worked closely together to establish cohesion and best practice in supporting tenants and the overall program. This year saw the departure of Michael Gray from the team but we were fortunate to have secured the services of Daniel Daly to the Housing Program.



Matt Kent, Manager Housing Operations

In September 2020, the Housing Program was allocated \$796,000 under Homes Victoria's Building Works Maintenance Stimulus program. This was in response to the ongoing COVID 19 related lockdowns, to both stimulate the economy and provide much needed funding for social housing infrastructure.

Over 92 different projects have been earmarked for the program in total. Examples of works completed to date include hot water and boiler upgrades at many properties (some of which were over 20 years old), CCTV upgrades at all properties, carpet, and painting upgrades as well as roof repairs and solar installations. Thank you to Daniel for tackling this large scale project as the newest Housing Program team member and under difficult circumstances.

The Housing Program has managed to maintain rent arrears at a consistently low level for the year, despite the changes to the RTA and complexities of the pandemic. Thank you to all tenants who continued to do the right thing and keep paying their rent, this is an important part of keeping SPCHG sustainable and to continue to provide accommodation to those in most need. A huge thank you to Lauren for her continued great work in keeping the rent arrears down.

Allocating vacancies during the almost 18 month period since COVID-19 has proven more difficult for the Housing Program. Funding for programs such as H2H, as well as ongoing crisis accommodation in lockdowns, has changed the landscape for homelessness service provision in the state.

The flow on effect of this for the Housing Program is that many referrals and interest for our housing have almost exclusively come from the very high needs cohort. This combined with managing risk of COVID outbreaks within our properties has proven challenging.

Despite all of this we have successfully managed to relocate most of our Emerald St. residents into either public housing properties or into studio apartments in the Housing Program.

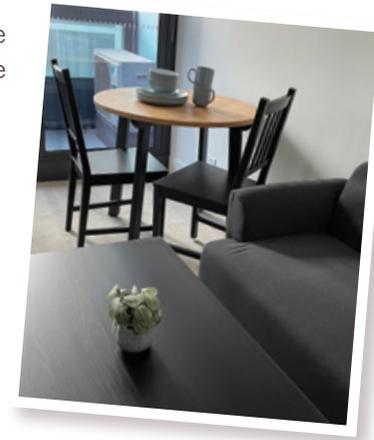
A big shout out to Wintringham and particularly Kate Incerti, from the City of Port Phillip, whose extensive experience and sensitive approach has been remarkable. A big thank you to Elana for her tireless efforts in the relocation of Emerald St residents and continuing to house new tenants throughout this difficult time.



Due to the higher COVID 19 risk of the Delta strain the food program was put on pause in early August. We have high confidence in our networks that they are able to provide food support for those needing it in periods of isolation and we wanted to minimize the amount of contact happening in the SPCHG community. Unfortunately the 'Get Your ticket' program was unable to gain much traction this year. Although we have remained connected with Australian Academy of Music (ANAM) who has been one of our strongest partners. As soon as their concerts resume we will hope to re-establish our arrangement where tickets to their amazing classical performances were offered to our residents at no cost. Thanks to ANAM for their continued interest in pursuing this valued relationship.

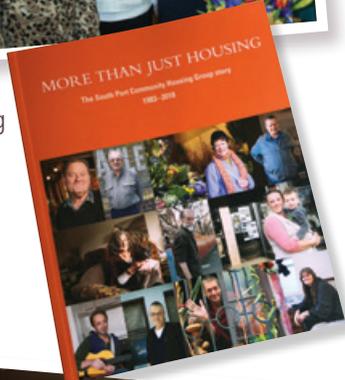
We want to acknowledge and thank all the residents who have kept themselves and the community around them safe and for hanging in there through this difficult period. We are also proud that as of July 2021 all of the Housing Program staff had been fully vaccinated.

Finally, I would like to acknowledge the fantastic work of the Housing Program team who have continued to excel in their work. Despite the increased demands, the team have found creative ways to best support tenants and to build the overall program during the challenges of the last 18 months. A huge thank you to Lauren, Elana, Daniel and Ron for their work throughout the year.



Matt Kent
Housing Program

Janet Goodwin



In October 2020, after 26 years of guiding the South Port Community Housing Group, Janet Goodwin, announced her decision to retire from the organisation.

Janet began with SPCHG in November 1994, as full time coordinator of five staff and at a time of significant change in the community housing sector. Major reforms were initiated by the Victorian Government to rationalise the number of community housing organisations and increase housing choices available to low income individuals. Janet’s unwavering commitment to, and fight for, protecting the ‘community’ in community housing throughout this time, can still be seen in the strong, principled and caring organisation we are today.

While it is difficult to encapsulate Janet’s contribution fully, key achievements include overseeing the conversion of nine rooming houses to over 70 individual self-contained units, the development of 41 new apartment units on Dorcas St., the design and delivery of 40 units on Bank St. in partnership with father Bob McGuire and the Catholic Archdiocese of Melbourne, and the acquisition of the former ‘Rathronan’ property to be retained as affordable housing for over 55s in South Melbourne.

In February 2021, a fantastic event was held with long-time supporters, friends and family to thank and wish Janet well.

Our Properties

We manage 28 properties, secured via General Lease with Homes Victoria, providing long term housing for over 222 low income singles. We also manage 35 single units of accommodation, secured via the Homelessness to a Home program.



SPCHG MANAGED AND OWNED HOUSING STOCK

HEAD LEASED	UNITS	LOCATION
Self-Contained Bed-sits – under construction	26	South Melbourne
Self-Contained Bed-sits	131	South Melbourne, Albert Park, Port Melbourne
One Bedroom Flats	41	South Melbourne
Flats attached to rooming houses	4	South Melbourne, Port Melbourne
Separate Houses + Flats (singles and families)	12	St Kilda, Balaclava, Elwood
OWNED		
One Bedroom Flats	40	South Melbourne
Bed-sit Flats	31	South Melbourne

HOMELESSNESS TO A HOME TRANSITIONAL HOUSING STOCK

OWNED / LEASED DWELLINGS	UNITS	
Head Leases	20	
DOH / GENERAL LEASED DWELLINGS	UNITS	
General Lease properties	9	
DoH Public Housing properties allocated	6	
TOTAL	320	



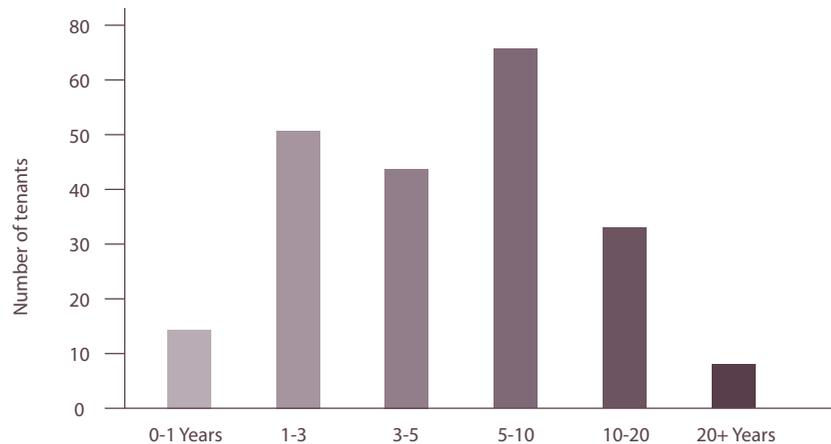
Long Term Housing Statistics

INCOME TYPE: TENANTS JULY 2021	
Age Pension - Single	34
Carers Payment - Single	1
Youth Allowance	
Wages	6
JobSeeker	66
Disability Support Pension – Single	108
Other	7
TOTAL	222



AGE PROFILE: TENANTS JULY 2021					
Under 21 Years	21 - 40 Years	41 - 55 Years	56 - 69 Years	Over 70 Years	Total
3	33	90	78	18	222

YEARS OF TENANCY



NEW TENANTS 2020-21	
PRIOR HOUSING SITUATION	
Crisis Accommodation	4
Private Board / Rooming House	1
Prison	1
Couch Surfing	
Sleeping Rough	
Long Term Community Housing	
Self Referral	1
TOTAL	7



Vale Phil



Sadly, we farewelled long term tenant, Phil Dickens this year in June. We held a lovely memorial service for him at a local park with many of our staff and residents attending. Phil had been a regular at our weekly social meals and other events over the years and would visit the Office once a day, sometimes twice, to have a coffee and chat. Phil had been a talented musician. He could draw. He'd travelled. He was a deeply spiritual man with a passion for astrology, numerology and the Chinese zodiac. Phil would regularly swap 'spook' videos with our Finance Coordinator, Manuel. Vale Phil Dickens.

Partners and Supporters

Sincere thanks to all the organisations we have worked closely with in 2020-21:



South Port
Uniting Church

Saints Peter and
Paul Catholic Church



SOUTH PORT COMMUNITY HOUSING GROUP



***South Port Community
Housing Group***

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