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# Acknowledgment

**South Port Community Housing Group recognises Aboriginal and Torres Strait Islander peoples as the ongoing Traditional Custodians of the land upon which we work.**

We honour and respect Aboriginal and Torres Strait Islander peoples ongoing connection to land, waters, and community.

We recognise the long-lasting, and intergenerational consequences of colonisation and dispossession and support the continuing struggle of Aboriginal and Torres Strait Islander peoples in addressing structural inequality. SPCHG supports the right of Aboriginal and Torres Strait Islander peoples to self-determination, including in approaches to addressing and preventing homelessness.

We will provide culturally safe services for Aboriginal and Torres Strait Islander peoples and are committed to two-way learning to better understand causes, impacts and appropriate responses to homelessness in Aboriginal and Torres Strait Islander communities.

We support the establishment of a First Nations Voice enshrined in the Constitution, in a form determined by Aboriginal and Torres Strait Islander Peoples.



Cover photo by Simone Tracey

# Who We Are and What We Do



**South Port Community Housing Group (SPCHG) is a proud and purposeful organisation, responsive to need and embedded in the community we work in. The organisation was formed by a grassroots initiative in 1983, to undertake community-based management of State-owned local rooming houses. We have also provided support to young people facing homelessness for over 35 years.**

In 2022, we support 12 skilled staff and operate three separate programs to address housing affordability and homelessness. These include: permanent supportive housing, specialist youth homelessness support, and participation in the Victorian Government's Homelessness to a Home initiative.

Our Board is comprised of 11 skilled volunteers, with backgrounds in law, government, business, finance property development, and lived experience of housing crisis. All Board members have a connection with the local community and area.

We are a registered Housing Provider and hold DGR 1 status as a Charity with the Australian Charities and Not for Profit Commission.

Our long term housing portfolio has grown to 283 units of accommodation: 71 in properties owned by the organisation; 212 in properties under General Lease with the Director of Housing. Over the past 10 years we have created over 100 new affordable permanent homes in the local area, exclusively for marginalised singles in greatest need.

*Priority allocation of housing is given to people from the local area to help retain important networks of supports and connections to the community.*

Just under half our renters are on a Disability Support Pension, 30 per cent on JobSeeker, and 15 per cent on the Age Pension.

Aside from a small amount of grant funding and private donations, the organisation is independent of government funding, relying on rental income to fund its operations.

We are compliant with all relevant legislation and a participant of the Victorian Housing Register. We are approachable and accessible, and our renters report a high sense of trust and satisfaction with the way their tenancies are managed.



## Our Purpose

- We create safe, secure and affordable housing options for single adults and young people who have faced homelessness and social exclusion.
- We work with people who are most in need of an affordable, supportive place to live.
- We provide a supportive style of housing management based on personal relationships, empowerment and partnership.
- We 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 speak up and advocate for the creation of more affordable housing options for people facing homelessness.



# Chairperson Report 2022

**Many people claim we are back to 'normal' however the past year (21/22) has been anything but normal for South Port Community Housing Group.**



The COVID pandemic continued to have a disruptive impact on all Victorians and required community organisations like South Port to be responsive, flexible and resilient.

Throughout these periods, the organisation strove to ensure our renters, clients and staff were supported and remained safe however there were covid cases both in our tenancies and amongst staff. Eventually, we were able to hold board meetings in person but the impact of covid continues in different aspects of the organisation's activities.

Despite the pandemic, South Port undertook two important strategic processes in the year. The first was the development of a new five-year Strategic Plan. In April 2022, we finalised this document which set new directions and priorities, while firmly recommitting to our purpose and values statement including our personalised tenancy management approach.

The second strategic process involved the Board carefully considering a proposal from Prahran Malvern Community Housing Inc to amalgamate and take on the management of some 16 properties and 80 tenancies. On the 22 June 2022, Special General Meetings were held by both organisations deciding to pursue an amalgamation of both Incorporated Associations. The new entity retains the name South Port Community Housing Group Inc. and became operational on 1 July 2022.

The amalgamation of SPCHG and PMCH into one entity, working across a broader catchment area, ultimately strengthens our commitment to housing marginalised singles within the inner southern area of Metropolitan Melbourne, as well as provides increased scale to deliver better services and support to our residents and staff.

The Board was pleased the receipt of \$843,384 under the State Government's Building Works Maintenance Stimulus Program enabled South Port to complete 70 capital maintenance projects. Concurrently, the Board was extremely disappointed that we could not progress the Emerald St project despite receiving a planning permit in February 2022. Further negotiations are occurring.

Other South Port activities are detailed in this Annual Report. They illustrate the skill and compassion of all staff. During the year two long serving staff members, Rebecca Blight and Manuel Solano Castro, left the organisation. The Board is extremely grateful for their commitment. Our sincere thanks go out to the incredible dedication and sustained efforts of all staff

Equally, Board members, continue to make a critical contribution with their ongoing dedication and diligence. In January, we welcomed new Board member Maria Tarrant, an experienced senior executive in public and private sectors, who has brought great new energy and insight to the organisation. Thank you to all Board members for your ongoing involvement.

**Mary Anne Noone**  
Chairperson

# CEO Report 2022

**Our focus this year, has been to deliver on an ambitious program of vital services while looking after the wellbeing of staff and rebuilding opportunities for community connection.**



Like for many small organisations, COVID has significant disrupted our operations and taken a huge toll on our workplace. It is evident that COVID and lockdowns have also impacted the broader South Port community, preventing events and important gatherings. As we rebuild, the importance of these interactions is now greater than ever. We thank the Port Phillip Community Group and City of Port Phillip for the chance to hold weekly freshly cooked meals for our renters from our office driveway. While it might not seem much, the opportunity to share a meal together and chat with our staff, goes a long way to returning to a sense of normal.

Over the course of the year, we have witnessed some extraordinary events.

For a few days in February, we were astounded by the leadership of the Victorian Government to introduce a property levy to help address the historic under investment in Social Housing. The stunning reform would have led to the construction of 1,700 homes a year in perpetuity. Its fate was short lived, however, sealed by a public campaign led by the Property Council in an election year.

The proposal did help highlight just how much we need new investment and how social housing should be viewed, as essential social infrastructure, like hospitals, schools and roads.



In May, faced with State budget cuts to the ground-breaking Homelessness to a Home program, the sector fought for additional funding to sustain the gains made to house and support 1,800 people rough sleeping when COVID and lockdowns struck in February 2020. South Port is proud to have played a small part in the program, with Star Health and Bridge It, to support 49 clients in this program. It has been a challenging program to deliver, given the speed at which it needed to roll out and the changing aspects of funding and community engagement.



We have spent a good part of the year working through the due diligence, statutory process and mechanics of amalgamating our organisation with Prahran Malvern Community Housing Inc (PMCH). PMCH, like us, started life as a grassroots response to the need to save and maintain affordable housing for single marginalised groups in inner Southern Melbourne. We aim to continue in this spirit, stronger in scale and capacity, to offer support to our renters and improved support to our staff.

I'm extremely grateful to our management team and wonderful staff for their dogged persistence and passion for the work we do. Also to our Board, who are deeply engaged and supportive, in what has been an incredibly challenging year. Thank you to all our supporters and contractors, and most importantly our residents and clients, who remind us why we do the work we do.

**Charlie Beckley**  
CEO

# Our Staff

The year has brought much change and renewal across the organisation.



Claire Lilburne took up the position of Program Lead in the Youth Housing Support Team with Lauren Wilson from the Housing Program, accepting a one year secondment as Youth Housing Support Worker.

We welcomed Steve Timmerman as our new Manager Corporate Services; Dale Kent as Community Housing Worker and Sabeeya Anaz as our new Finance Manager.

The amalgamation with Prahran Malvern Community Housing means we go into the next financial year as a group totalling 17 staff.

## Staff

		Commenced
CEO	<b>Charlie Beckley</b>	July 2019
Manager Corporate Services 0.8	<b>Steve Timmerman</b>	July 2021
Finance Coordinator	<b>Manuel Solano Castro</b>	Feb 2011 > → June 2022
Finance Manager	<b>Sabeeya Anaz</b>	June 2022
Office Manager 0.8	<b>Simone Tracey</b>	Jan 2018
Youth Housing Support Team Leader 0.9	<b>Rebecca Blight</b>	Nov 2005 → Mar 2022
Program Lead – Youth Housing Support Program 0.9	<b>Claire Lilburne</b>	Jan 2021
Youth Housing Support Worker	<b>Lauren Wilson</b>	May 2016
Manager Homelessness to Home	<b>Richard Cook</b>	Sep 2019
Manager Housing Operations	<b>Matt Kent</b>	June 2009
Community Housing Support Worker	<b>Elana Kopke</b>	Nov 2014
Community Housing Support Worker Properties/Maintenance	<b>Ron Hazelwood</b>	Feb 2011
Community Housing Support Worker	<b>Daniel Daly</b>	Mar 2021
Community Housing Support Worker	<b>Dale Kent</b>	June 2022
Project Advisor 0.2	<b>Rob Leslie</b>	Feb 2016

**We have farewelled two long serving staff members who made significant contributions to the organisation.**

### **Rebecca Blight**

Bec joined South Port in 2004, as a fresh new recruit to the Youth Housing Support Program. In 2009, the organisation recognised a need for a leadership role to help oversee and uphold new standards for accreditation as a Specialist Homelessness Service. Reform of the Victorian homelessness service system brought much change and increased bureaucracy to our program of support to young people in situations of housing crisis.

Bec's leadership role in developing the Youth Housing Support Program over many years, has been instrumental to the program's success and high regard among other homelessness agencies in the inner Southern metropolitan area. This was reflected in recent remarks in the recent final accreditation report of the program in 2021, that the services of South Port's Youth Housing Support Program are provided in a 'profoundly respectful manner' and that 'young people value the service highly'.

Bec was a champion for sector reform and addressing barriers for youth homelessness with our partners across the community.

### **Manuel Solano Castro**

Our Finance Coordinator, Manuel Solano Castro, departed in June this year for a career change and a new challenge, after 11 years with the organisation.

Manuel played a crucial role in leading South Port's financial management over a period of significant growth, having responsibilities for preparing all accounting, budgeting and management reporting to the CEO and Finance, Audit and Risk Management Committee over the past five years.

Critically, Manuel helped to manage the organisation's loan proposal and subsequent repayment, as the organisation fought to save and eventually purchase our Emerald St. property in 2014. Also, our new responsibilities in asset management and reporting as a result of the growth of our property portfolio after the development of 330 Bank St.

With a deep love of all things science and technology, Manuel helped to automate and modernise many of the organisation's financial practices over the past few years, including managing a \$750,000 project to install solar PV across 10 properties in 2018.



## **David's Housing Story**

**Before accepting housing with South Port Community Housing Group, David resided in a boarding house in Morwell for six years. It was about the only place in the area that would allow him to keep his dog, 'Kaos'. It was a tough six years residing at this boarding house and he's really not quite sure how he survived it. The other residents were considerably younger and the place was running wild.**



Also, unlike metro lines, V-line would not permit 'Kaos' to travel with him to visit his kids in Melbourne. One day, David finally 'jumped in the deep end' and a very kind V-line conductor allowed Kaos to travel with him, as a HIV support dog, to Melbourne so the both could try and find a home.

Arriving in Melbourne David engaged with Launch Housing, staying short-term at the Prince Mark Hotel which also allowed Kaos to stay. Finally in 2021, David (and Kaos) found their permanent home with South Port Community Housing Group.

Life has significantly changed for David since he joined SPCHG, as he now has access to vital support, especially HIV support services that are often lacking in the rural areas. David feels that in rural Victoria, being gay or queer is frowned upon and as a result, people feel forced to 'stay in the closet'. David now takes weekly cooking classes through Thorne Harbour Health at the 'Positive Living Centre' and he also volunteers at Social Meals. Keeping busy this way prevents him from 'twiddling his thumbs' and sliding into depression.

***David is an invaluable member of our community with a smile that can brighten anybody's day.***

# Our Properties



We manage 28 properties, secured via General Lease with Homes Victoria, providing long term housing for over 220 low income singles. We also manage 34 single units of accommodation, secured via the Homelessness to a Home program. The amalgamation with Prahran Malvern Community Housing will result in the organisation managing a further 16 properties of 80 tenancies in total.

SPCHG MANAGED AND OWNED HOUSING STOCK		
HEAD LEASED	UNITS	LOCATION
Self-Contained Bed-sits – under construction	25	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)	11	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	23	
DOH / GENERAL LEASED DWELLINGS	UNITS	
General Lease properties	11	
DoH Public Housing properties	14	
TOTAL	331	



# Building Our Recovery

Announced following Victoria's first prolonged lockdown to support employment in Victoria's recovery, the Building Works Maintenance Stimulus program has been a significant undertaking of our organisation over the past 18 months.

This year we celebrate the completion of an extensive program of some 70 works, totalling \$850,000 across 26 properties. The works cover hot water system replacement, painting, carpeting, solar installations, fencing, and roofing repairs. Our largest project under the program included the complete refurbishment of 10 units at our York St. property. The successful delivery of the program has not only improved the condition of the properties we manage and helped keep people employed through a difficult period, but upgraded amenities for our renters and offset costs of much needed capital repairs. We are greatly appreciative of the partnership and opportunity.



York St Upgrades



# Housing Program

**The 21-22 year has presented a range of challenges at the same time as significant change for the Housing Program. I think it's fair to say that staffing has been a focus for the program this year. Significantly, Matt Kent made the big decision to hang up his hat as Manager of Housing Operations in September.**



Elana Kopke, Manager Housing Operations

With Matt at the helm for over 10 years it is no small feat to try to recalibrate as a program. I am very humbled to have been chosen to fill this role and will give it my all to live up to his legacy and to provide strong leadership to the team and the program.

Another challenge was losing Lauren Wilson, who was seconded earlier in the year to assist in the Youth Program. This left a glaring gap in the team as her skills were second to none across various tenancy management tasks. Following on from this we then welcomed Dale Kent who has very quickly become a valued member of the team and who was able to hit the ground running. We have recently engaged Kylie Moore to assist with allocations for Layfield St. Kylie has decades of experience in the sector and therefore brings a wealth of knowledge and experience. We will also be welcoming Azlenda Mackinnon later in the month who also comes with extensive experience in the sector.

We look forward to having a fully complemented team and the potential this offers for the program. I would like to acknowledge Daniel, Lauren and Ron for working through very challenging times in the past year and with increased pressures and workload. It is only for the commitment and dedication of highly skilled staff at the ground level that we are able to continue doing the work we do.

There's plenty to make note of this year. Importantly, this September we completed all scheduled works under the Homes Victoria's Building Works Maintenance Stimulus program. Thank you to Daniel Daly for leading this project that has enabled us to carry out significant capital maintenance works across our portfolio of properties. After lots of clever negotiating with Homes Vic we have been able to include a well needed upgrade to our York St property in our scope of works. The units completed look great and are such an upgrade for some of our long standing tenants who have lived, in some cases, in the same units for over 10 years without any significant works in this time.

Our community development work has played a particularly important role this year in the context of recovery from COVID and long periods of forced isolation. Our 'Social Meals' program has returned, with great attendance- better than we've seen, and great atmosphere and enthusiasm to re-connect. We have generated good will in the local community too, with lovely feedback from passersby seeing us all out on the street sharing a meal. We have made



a few improvements over the year to make good use of the driveway area for the meals including (thanks to Daniel Daly) the addition of an edible garden. Thank you to amazing partners at Port Phillip Community Group, particularly our chef extraordinaire, David Roach.



In July, we completed the rollout of our "Get Your Tickets" program supported by the City of Port Phillip's Social Inclusion Partnerships grants fund. The program has been able to leverage discounted tickets from generous local organisation to provide an opportunity for our renters to participate in events and activities that wouldn't have occurred otherwise due to

cost. Events ranged from performances at the Arts Centre, arts exhibitions at the National Gallery of Victoria, some gigs at Memo Music Hall, AFL games at the MCG and we purchased 15 swimming passes at Melbourne Swimming and Aquatics Centre.

Looking forward, our focus will be in delivering the benefits of our new amalgamation with PMCH and a significant task ahead to allocate new housing as a result of the return of 25 units at Layfield St. after seven years of upgrade. We are looking forward to a grand opening to celebrate.



**Elana Kopke**  
Housing Program



## ‘Get Your Ticket’ Program

**We extend our sincere thanks to the City of Port Phillip and Port Phillip Community Group for their funding and partnering on the ‘Community Grants – Social Inclusion Partnerships’ – ‘Get your Ticket’ program. The Grant partially funded tickets to all types of exciting shows and events including performances at the Arts Centre, multi-swim passes to local sporting venue - MSAC, Melbourne Zoo, Jewish Museum, Australian Academy of Music (ANAM), NGV, MCG and AFL to name a few.**

The ‘Get Your Ticket’ activity has led to many desirable outcomes for our residents, including community participation in decision-making, reduction of disadvantage, access and equity and strengthening social and community connection. We received outstanding feedback from our resident group and we are looking forward to continuing on with this invaluable activity. We thank Elana Kopke for her lead on this program. Passing by Elana’s desk, you could sometimes mistake it for a ticketing & box office outlet!

Check out the following account from one of our residents, ‘SJ Cheeky’ - ‘Big Day Out’

*“Sunday morning, I got up early, did my usual things, bins out, washing then made a sandwich, got the kids ready for their day out at the MCG. We headed off, caught the tram to the city, arriving at Collins street. The kids and I got off the tram and went to a sports shop to buy a jacket for myself, then we headed to Flinders Street station, caught a train.*

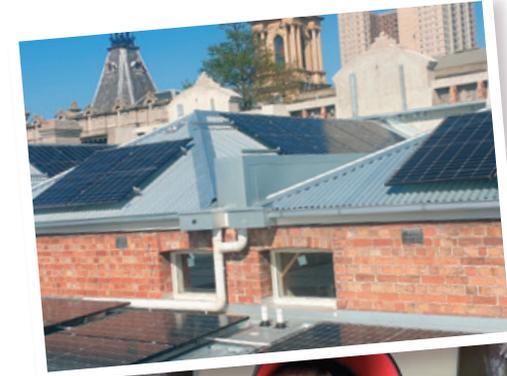
*The kids wanted their photo taken so I took one sitting on the seat, we arrived at Jolimont station where we got off and walked to the MCG. I had to ask where gate six and seven was, well it was a bit of a walk and on the way I saw a caravan selling footy gear and bought a woolly jacket with a hood.*

*We finally arrived at gate seven. I had to scan my phone so that we could get in. We had to walk all the way up to level four, finally got to four found a good spot to sit, got the kids out of my pack sat them on top so they could see, then they were getting too cold so I put them back, I got my lunch out, the game was just about to start, the siren went off and scared the crap out of me. The game was between the Hawks and Collingwood. It was my first time at the MCG and even though it was cold I was still enjoying myself. Hawks lost by four points. It was time to go home, I got out from the MCG, caught a tram to the city. When we got to Flinders Street station there was a group of people standing with Corgies. We finally got home. I put Ducky, Rocky and Rockette to bed then sat relaxing on the couch with a beer and TV on.*

*My thanks goes to South Port for the ticket and for a great day out”.*

# Long Term Housing Statistics

INCOME TYPE: TENANTS JULY 2022	
Age Pension - Single	34
Carers Payment - Single	2
Youth Allowance	1
Wages	14
JobSeeker	65
Disability Support Pension - Single	95
Other	9
<b>TOTAL</b>	<b>220</b>

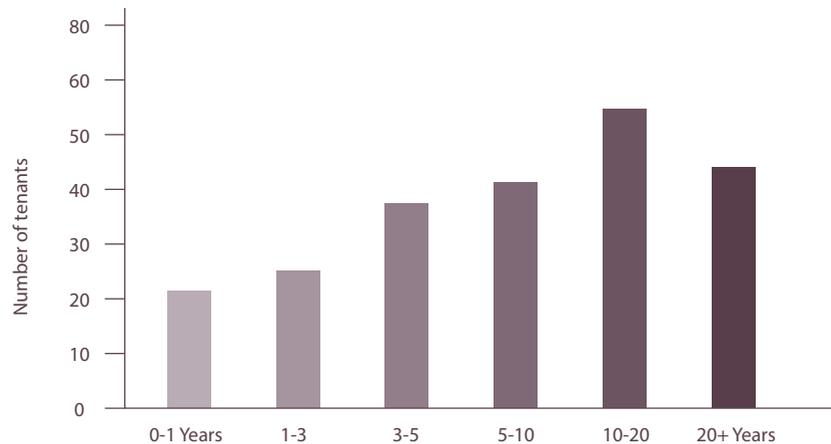


NEW TENANTS 2021-22	
PRIOR HOUSING SITUATION	
Crisis Accommodation	17
Private Board / Rooming House	2
Prison	-
Couch Surfing	-
Sleeping Rough	1
Long Term Community Housing	1
Self Referral	3
<b>TOTAL</b>	<b>24</b>



AGE PROFILE: TENANTS JULY 2022					
Under 21 Years	21 - 40 Years	41 - 55 Years	56 - 69 Years	Over 70 Years	Total
-	29	76	82	31	220

## YEARS OF TENANCY



## Vale

Sadly, we farewelled the following members of our community this year. Vale.

- Greg Neale
- Natalie May
- Greg Chambers
- Neil Hamilton
- Jodie Weatherly
- Mark Le
- Carol Johnston
- Manny Proestakis

# Homelessness to a Home Program



Richard Cook

The Homelessness to a Home program entered its second year in 2022, with SPCHG leading a partnership across Star Health and Bridge It, to deliver a mixture of long term and transitional housing to some of Victoria's most vulnerable people who had been provided emergency accommodation during the COVID-19 pandemic.

The program has involved never before seen state wide sector collaboration in an effort to make a generational change to homelessness in Victoria. A total of 1,845 households across the state have been supported by the initiative.

Our partnership has successfully housed and supported 96% or 48 of the people who were involved in the program in a mixture of existing department stock, head lease rental properties and properties that have been spot purchased by Homes Victoria.

At the time of writing, SPCHG is working closely with Homes Victoria to source safe, secure and long term accommodation for individuals currently residing in transitional properties.

Funding for the program has been extended by Homes Victoria until the end of the 2022-23 financial year, which will help keep a roof over the head of some the most vulnerable members of our community.

## H2H Client Survey

In 2021-22, with the support from City of Port Phillip and our partner Star Health, we engaged Social Ventures Australia (SVA) to conduct an evaluation framework and 'Theory of Change' assessment for our partnership in the H2H program.

The investment of our own funds in the process recognised the value of documenting an innovative and localised approach to the issue of homelessness.

In February, SVA led a survey of the partnership and sought reflections from the 34 clients engaged in the program at the time. Fourteen participants responded.

One question asked was – what has felt different about the support you have been provided through this initiative to previous support? Two responses resonated:

*“That I am valued – that actually I am housed – I’m very appreciative that I have a house and another chance at life.”*

“The feeling that someone cares about me. Having someone to talk to; about anything; at anytime. Having someone listen to me. The offer of ongoing support. I had been offered/promised this previously, but it never eventuated. The feeling that I am not going to be forgotten about.”

Under extremely challenging circumstances, the program is showing that the issues of homelessness are solvable with the right amount of political will and resources.

**Richard Cook**  
Manager H2H Program



# Youth Housing Support



Claire Lilburne & Lauren Wilson

**It has been a time of change in the Youth Housing Support Program with Rebecca Blight leaving South Port Community Housing Group, after 17 years of service to the organisation. We would like to acknowledge her dedication to the program, the work, and her passion for working with young people and the contribution she made over the years.**

Having taken up the mantle as Program Lead and Lauren Wilson, moving from the Housing Program into the Youth Team, in May 2022, we have been busy attending various trainings to upskill and expand our knowledge. This has included case management, sexual health, family violence and responding to sexual assault. The organisation has also attended training in LGBTIQ+ inclusive practice and trauma informed care.

COVID has also created a shift in how we work with our Young People. We realised during the lockdowns that much was missed without the face-to-face interactions. There were specific situations such as family violence, mental health support and parental support where face to face interaction was essential for understanding the scope of these situations and providing the best support possible. Many clients were able to be supported remotely and service improvements and alterations were made. Some of these alterations have carried through into our daily work such as changes to the way the program runs assessments, digitalizing consent forms and brochures and offering remote appointments when necessary.

The YHSP has provided 87 case support periods throughout 2021-2022. We have also had some amazing housing outcomes with one young person moving into private rental, one young family into their public housing offer, one young person into a supported NDIS funded housing program and many young people taking up opportunities at youth refuges.

We continue to access grants and funding through YPRAP (Youth Private Rental Access Program), CEEP (Creating Education & Employment Pathways) and FRMP (Family Reconciliation & Mediation Program).

Many clients have taken up opportunities provided through these programs whilst working on their goals and longer-term case management plans. Melbourne Magistrates Court Funds program continues to support the YHSP. These funds are vital in ensuring clients have access to food vouchers, Myki top-ups, emergency resources, toiletries and other immediate needs that may arise.

In September 2022, the program completed the mid-cycle review for accreditation against the Human Service Standards. We were commended in the way in which we work with clients to ensure their needs are identified and addressed. The accreditor was also impressed with the progress on the organisations improvement plan which includes 15 projects to work towards throughout the 3-year accreditation cycle. This will be reviewed again in February 2024 during the full cycle accreditation review.

The Youth program continues to engage in relevant local and community networks to assist our clients with their presenting needs but also ensure the best advocacy and possible outcomes for them. We have strengthened our connections within the City or Port Phillip through the local council, South Port Community Legal Centre, and Father Bobs Community Pantry. Other networks we regularly use and engage with include Launch Housing, Melbourne City Mission, The Royal Women's Hospital, White Lion, Salvation Army Youth Services, St Kilda Mums and the L2P program.

We would like to thank David Chong who has been supporting the program for many years in his role as Clinical Psychologist. The program attends fortnightly supervision to reflect on the work with young people and work through best practice principles. Thanks as well to the South Port team and board members for their continued support of the program and belief in what we do.



Esther & Claire

## Claire Lilburne

Program Lead – Youth Housing Support Program

# Our Board

South Port is governed by an independent volunteer board, who all have a connection to the community where we work.

Members have rich experience across public, private and community sectors as well as excellent knowledge of the community housing system. In 2021-22 we welcomed the appointment of Maria Tarrant to the Board.



## Board

		Commenced
Chairperson	<b>Prof. Mary Anne Noone</b>	2009
Deputy Chairperson	<b>Bill Joyce</b>	2005
Secretary	<b>Andrew Scarlett</b>	2015
Treasurer	<b>Andrew Sattler</b>	2018
Member	<b>Rachelle Paquin</b>	2006
Member	<b>Richard Mac</b>	2009
Member	<b>Tom Barrett</b>	2009
Member	<b>Matt Boland</b>	2015
Member	<b>Alex Ghantous</b>	2018
Member	<b>Sheryl Powell</b>	2018
Member	<b>Maria Tarrant</b>	2021

## 2021-22 Board Meetings

	Month	Attendance	No. of Members
1	Jul 21	6	10
2	Aug 21	10	10
3	Sep 21	8	10
4	Sep 21 (Special Meeting)	7	10
5	Oct 21	10	10
6	Nov 21	8	10
7	Jan 22	6	11
8	Feb 22	8	11
9	Mar 22	8	11
10	Apr 22	8	11
11	May 22	7	11
12	May 22 (Special Meeting)	6	11
13	Jun 22	9	11
14	June 22 (Special General Meeting)	9	11

# Treasurer's Report



Pleasingly, recurrent revenue from rent remained consistent year on year our arrears reaching record lows in March 2022 due to good management from the Housing Program team.

A solid result given the organisation sustained a loss due to the preparation to relocate renters from our Emerald St. property, in anticipation of the achievement of a planning permit to demolish and rebuild in the year.

The organisation received a significant increase in grant funding as a result of our ongoing delivery of the Homelessness to a Home program in the year. A generous donation was again received from Heather McKee, to support our efforts to expand and improve our housing. We are extremely grateful for the ongoing support.

In recognition of the increasing cost of living pressures the Board approved a modest rent increase this year. The ongoing challenge our organisation faces to provide high quality services to vulnerable groups within a tight revenue envelope is significant. This coming financial year we welcome new auditors Saward Dawson, selected by the Finance, Audit and Risk Committee after a thorough competitive tender process. A big thank you to Tony Agur for his audit services for the past seven years. As the organisation grows in scale and capacity, so too do our responsibilities as both a charity and manager of significant assets.

The Board and staff have given their all to building new social housing at our Emerald St. site. Unfortunately, it appears that due to cost escalations and delay, the project, to build 41 new high quality social housing units in the heart of South Melbourne, is no longer certain to proceed and as a result, the organisation will write off the expenditure committed to the project which adds \$271,000 to the deficit in the 2021-22 Financial Year.

We farewelled our Finance Coordinator, Manuel Solano Castro, who has made a tremendous contribution to the organisation in managing our finances. We wish him well on his new career endeavours and we welcome Sabeeya Anaz into the role.

My thanks to my fellow Finance, Audit & Risk Committee members Matt Boland, Alex Ghantous, Bill Joyce and Maria Tarrant. Finally, my thanks to the team at South Port Community Housing Group for their support in my role, over the last four years, as I say farewell and step down as Treasurer and Board Member.

## Andrew Sattler

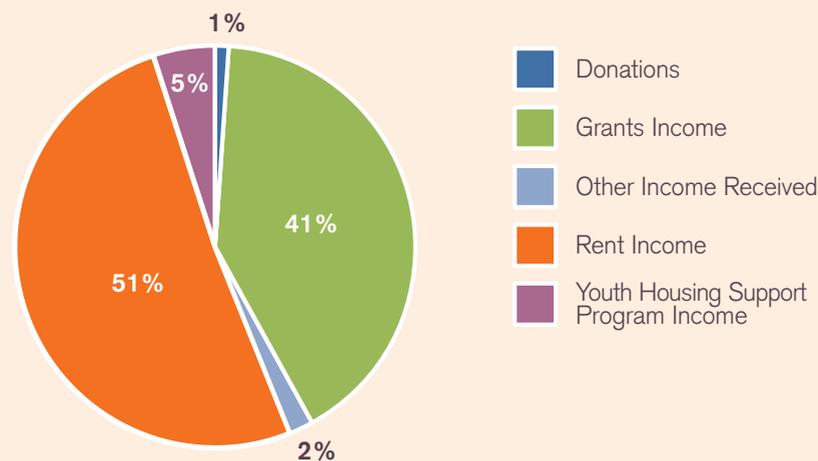
Treasurer

**Profit & Loss**

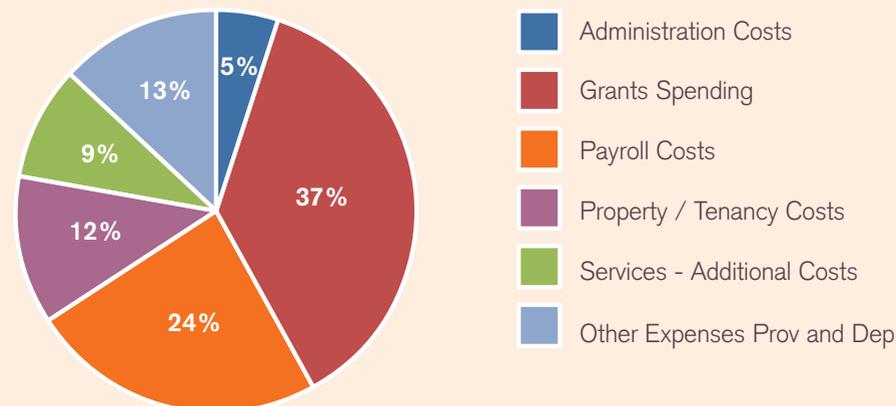
**July 2021 through June 2022 – Accrual Basis**

	July 2021 - June 2022	July 2020 - June 2021
<b>ORDINARY INCOME/EXPENSE</b>		
<b>Income</b>		
Donations	21,550	42,710
Grants Income	1,769,564	264,724
Interest Received	1,867	6,226
Other Income Received	81,376	50,836
Rent Income	2,216,288	2,398,850
Youth Housing Support Program Funding	234,374	227,865
<b>Total Income</b>	<b>4,325,020</b>	<b>2,991,210</b>
<b>Gross Profit</b>		
	<b>4,325,020</b>	<b>2,991,210</b>
<b>Expense</b>		
Administration Costs	248,753	233,651
Grants Spending	1,771,814	264,783
Payroll costs	1,168,571	1,254,091
Property/Tenancy Costs	586,688	547,963
Services - Additional Costs	444,616	463,927
<b>Total Expense</b>	<b>4,220,498</b>	<b>2,764,416</b>
<b>Net Ordinary Income</b>		
<b>Before Provisions and Depreciation</b>	<b>104,522</b>	<b>226,794</b>
<b>PROVISIONS &amp; DEPRECIATION</b>		
<b>Provisions for Properties:</b>		
330 Bank St Provision for L.T.M	0	0
Emerald St Provision for L.T.M	0	0
Write-off of development costs	270,789	0
HPF Prop. Provision for L.T.M	0	0
<b>Total Provisions for listed Properties</b>	<b>270,789</b>	<b>0</b>
<b>Net Ordinary Income After Provisions</b>	<b>-166,267</b>	<b>226,794</b>
<b>Depreciation for Properties:</b>		
330 Bank St Land & Bldg Depreciation	267,506	267,506
Emerald St Bldg Depreciation	77,458	77,458
<b>Total Depreciation for listed Properties</b>	<b>344,964</b>	<b>344,964</b>
<b>NET ORDINARY INCOME</b>		
<b>After Provisions and Depreciation</b>	<b>-511,231</b>	<b>-118,170</b>

**Income 2021-2022**



**Expenses 2021-2022**



Balance Sheet - As of June 30, 2022

	June 30, 2022	June 30, 2021
<b>ASSETS</b>		
<b>Current Assets</b>		
Total Chequing/Savings/Term Deposits	2,476,900	2,422,377
Total Accounts Receivable	42,163	24,686
Other Current Assets		
BAS Receivable		
Prepayments	7,250	7,250
Rent Tenants Arrears		
Arrears	16,164	19,764
Provision for Doubtful Arrears	-9,179	-5,929
Total Rent Tenants Arrears	6,985	13,835
Total Other Current Assets	14,235	21,085
<b>Total Current Assets</b>	<b>2,533,298</b>	<b>2,468,148</b>
<b>Fixed Assets</b>		
330 Bank St. Building & Land	11,700,228	11,700,228
Less Accumulated Depn - Land 330 Bank St	-250,000	-225,000
Less Accumulated Depn - Bldg 330 Bank St	-2,907,010	-2,664,504
Total 330 Bank Street	8,543,218	8,810,724
Emerald St Building	5,761,438	5,761,438
Less Accumulated Depn - Bldg Emerald St	-596,573	-519,115
Total Emerald Street	5,164,865	5,242,323
Furniture & Equipment, at Cost	382,497	365,726
Less Accumulated Depreciation - Furniture & Equipment	-256,019	-235,035
Total Furniture & Equipment	126,478	130,691
Furniture & Equipment Emerald St	8,714	8,714
Less Accumulated Dep Furn	-6,679	-6,172
Total Furniture & Equipment Emerald St	2,035	2,542
Furniture & Equipment 330 Bank St	190,666	190,666
Less Accumulated Dep Furn	-122,547	-112,711
Total Furniture & Equipment 330 Bank St	68,119	77,955
Motor Vehicles - At Costs	60,389	60,389
Less Accumulated Depreciation - M.V.	-50,234	-47,890
Total Motor Vehicles	10,155	12,499
New Emerald St		193,369
<b>Total Fixed Assets</b>	<b>13,914,870</b>	<b>14,470,103</b>
<b>TOTAL ASSETS</b>	<b>16,448,168</b>	<b>16,938,251</b>

Balance Sheet - As of June 30, 2022

	June 30, 2022	June 30, 2021
<b>LIABILITIES</b>		
<b>Current Liabilities - Accounts Payable</b>		
Accounts Payable	171,922	0
<b>Total Accounts Payable</b>	<b>171,922</b>	<b>0</b>
<b>Other Current Liabilities - Accruals</b>		
Accruals Electricity and Gas	35,200	31,991
Accruals Water/Sewerage	29,700	26,692
Accruals - Other	211,558	48,222
Total Accruals	276,458	106,905
BAS Payable	26,668	25,866
Income in Advance		
Other income in advance	44,643	41,177
Homelessness to a Home Program	154,633	468,957
Total Income in advance	199,276	510,134
Total Payroll Liabilities	180,527	170,956
Provision for Housing Expansion	0	0
Provision for L.T.M General Lease Properties	0	0
Provision for Research & Development	0	0
<b>Total Other Current Liabilities</b>	<b>682,929</b>	<b>813,861</b>
<b>Total Current Liabilities</b>	<b>854,851</b>	<b>813,861</b>
<b>Long Term Liabilities</b>		
Employee Benefits	77,020	96,862
Provision L.T.M 330 Bank St	0	0
Provision L.T.M Emerald St	0	0
Total Long Term Liabilities	77,020	96,862
<b>TOTAL LIABILITIES</b>	<b>931,871</b>	<b>910,723</b>
<b>NET ASSETS</b>	<b>15,516,297</b>	<b>16,027,528</b>
<b>EQUITY</b>		
Opening Bal Equity	0	0
Retained Earnings	14,205,248	14,620,845
Housing Expansion Reserve	95,956	83,256
LTM Reserve - Bank Street	1,189,033	1,060,609
LTM Reserve - Emerald Street	379,103	379,103
LTM Reserve - General Lease	0	299,312
Transfer to and from reserves	158,188	-297,427
Net Income	-511,231	-118,170
<b>TOTAL EQUITY</b>	<b>15,516,297</b>	<b>16,027,528</b>

# Partners and Supporters

Sincere thanks to all the organisations we have worked closely with in 2021-22:





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