







# Providing More Than Just Housing Since 1983.

South Port Community Housing Group began in 1983 on the initiative of three people: Heather McKee, Social Worker at South Melbourne Council, Beris Campbell, Social Worker at Port Melbourne Council, and Jon Watson, Minister at the Uniting Church South Melbourne.



## 1983-1990's

Formation of the South Port Rooming House Committee (as the organisation was then known) happened in response to three factors:

- The numbers of single person households being displaced by rapid gentrification and the sale and conversion of local rooming houses, pubs, bungalows and

other forms of affordable singles housing;

- The existence of two State Government owned rooming houses on the Emerald Hill Estate that had been acquired by Government several years earlier;
- Election of the Cain State Government which was committed to social programs and public housing and created a Rooming House Program within the bureaucracy in the early 1980s.

Opportunities grew quickly in the 1980s and early 90s, with the organisation taking

on head-leases of 13 State-owned rooming houses with tenancy numbers totaling around 170. In response to growing numbers of homeless young people locally, a Youth Housing Program began in 1985 and received State funding in 1986.

In Oct 1990, the organisation relocates its office from 7 Perrins St. to 259 Dorcas St. South Melbourne. The historic heritage building is one of the most distinctive on the Emerald Hill estate and becomes a key service location for operations.



**Beris Campbell**  
**Chair**  
(1983-92 and 1997-2003)

**Tamara Silberberg**  
**Coordinator**  
(1990-92)



**Heather McKee**  
**Chair**  
(1993-96, 2004-09, 2015-16)



**Mark Smoljo**  
**Coordinator**  
(1992-94)



## 2002

South Port wins a State Government tender for a new property that results in 41 new one-bedroom flats at 306 Dorcas Street.



## 2009 onwards

In partnership with the Victorian Government, and out of concern for the high turnover and perceived lack of safety in rooming houses, South Port successfully achieves eight rooming house conversions. The organisation devotes significant time and resources to making the conversions happen over



**Maurie Hughes**  
**Chair**  
(2010-14)



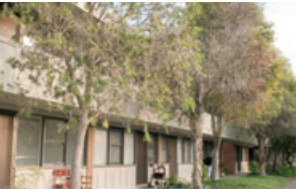
**Janet Goodwin**  
**Coordinator/CEO**  
(1994-20)

a six-year period. A total of 106 rooms are reduced to 94 bed-sits. The results are a significant change to amenity, stability and safety in the accommodation.



## 2011

In 2011 a successful submission is made to the Federal Nation Building Program, a grant of \$11.5 million was received and, on land leased for 80 years from the Melbourne Roman Catholic Diocese, 40 new one-bedroom flats, owned by South Port, are constructed at 330 Bank Street, South Melbourne.

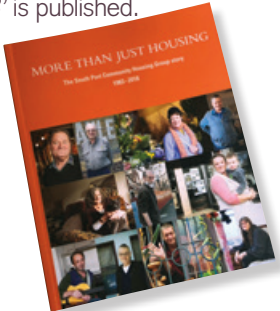


## 2014

In 2014 the organisation is approached by the G.W. Vowell Foundation wanting to sell their 31 bed-sit flats for the over 55 age group in Emerald Street, South Melbourne. After a long campaign, South Port obtained a State grant, borrowed funds for the first time, and purchased the Emerald Street property.

## 2018

'More Than Just Housing – The South Port Community Housing Group story 1983-2018' is published.



**Mary Anne Noone**  
**Chair**  
(2017-present)



**Charlie Beckley**  
**CEO**  
(2021-present)

*“A sense of belonging is incredibly important to an individual’s mental health as it allows people to feel valued, needed and accepted.”*

Hagerty, et al, Sense of Belonging: A Vital Mental Health Concept. 1992

This award winning history of South Port Community Housing Group was jointly written by its long term CEO, Janet Goodwin, and its two founding board members, Heather McKee and Beris Campbell.



## 2022

The amalgamation with Prahran Malvern Community Housing Inc into one entity, working across a broader catchment area, strengthens a commitment to housing marginalised singles within the

inner southern area of Metropolitan Melbourne, as well as providing increased scale to deliver better services and support to residents and staff.



## 2023

After much awaited anticipation Layfield Street is handed back to the organisation by Homes Victoria, fully converted into 25 self-contained units on 18 January 2023.







## Acknowledgment

**South Port Community Housing Group (SPCHG) operates across the inner Southern Metropolitan area and as an organisation, we acknowledge the peoples of the Kulin nation, the Traditional Owners of this land.**

We pay our respects to their Elders, past and present. As a community housing and youth homelessness support service assisting vulnerable people in our community, we believe that First Nations peoples are unacceptably over-represented among those who experience homelessness. Through the development of our Reconciliation Action Plan (RAP) we seek learning and through that learning opportunities to alleviate that over-representation.

Our RAP committee meets regularly and members have enrolled to complete the Aboriginal and Torres Strait Islander Cultural Competence course with Centre for Cultural Competence Australia (CCCA). In October 2022, staff and Board members enjoyed gathering for a private screening of the award winning documentary, 'Lake of Scars' directed by Bill Code and starring Jack Charles. For the next part of our learning journey, we will be taking part in a guided 'Scar Tree' walk along the Birrarung Wilam with the Koorie Heritage Trust.



## Who We Are and What We Do

**South Port Community Housing Group provides long-term, secure, affordable housing, practical support, and a sense of community to single adults who are homeless or in housing crisis.**

The organisation was formed by community initiative in 1983, to undertake community based management of State owned local rooming houses. We have also provided a specialist youth homelessness service in the area for more than 35 years. We are a registered Housing Provider and registered Charity with the Australian Charities and Not for Profit Commission.

Our property portfolio has grown to 365 tenancies: 71 in properties owned by the organisation; 294 in properties under a General Lease with the Victorian Government.

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

In 2023, around 38 per cent of our renters are on a Disability Support Pension, 15 per cent on the Age Pension, and 38 per cent on a JobSeeker income payment. Over the past 10 years we have created more than 100 new units of affordable accommodation in the local area, exclusively for marginalised singles in greatest need.

In the 2022-23 FY, the organisation supported 21 young people who were homeless or facing homelessness with tailored and intensive case managed support. In 2021, we were successful in our bid to lead a consortium of agencies delivering housing and support to 50 individuals as part of the Victorian Government's groundbreaking Homelessness to a Home initiative.





Aside from a small amount of grant funding and private donations, the organisation remains independent of government funding, relying on rents from renters to fund its operations. We are compliant with all relevant legislation and agreements and signed on to 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 2023



Mary Anne Noone

**This is the first Annual Report that reflects the work of the amalgamated South Port Community Housing Group (SPCHG) with Prahran Malvern Community Housing. During the 22/23 year a great deal of effort went into successfully aligning rental management, staff and systems of both organisations into one cohesive entity.**

SPCHG now functions across the broader catchment area of inner southern Melbourne, managing and supporting renters in 365 tenancies. We continue to house and support single people on the lowest incomes who have experienced homelessness.

Hardly a week goes by without media discussion of the housing crisis and recently both State and Federal Governments have made major policy announcements and funding commitments to increase Affordable Housing. Whilst this is welcome news, it remains unclear whether any of this money will flow to community housing providers, like SPCHG, and increase housing options for individuals who have experienced homelessness or are homeless.

Nonetheless, SPCHG continues to actively seek opportunities to increase the number of social housing units we own or manage. We have strong capacity to effectively deliver social housing projects and programs and we effectively pursue prospects for growth and partnership that benefits our renters and clients, whilst demonstrating social returns to potential donors.

As reported in previous years, we were hopeful the redevelopment of our Emerald Street property would increase the number of units available however, despite our advocacy to all levels of government, our request for additional funds, due to construction cost escalation, was eventually rejected by state government in December 2022. In February 2023, the Board decided to refurbish and re-tenant the property. This was made possible through the pro bono partnership with Housing All Australians and a generous donation from the Finkel Foundation.

The organisation's involvement in the Homeless to Home program (see below) since 2020 has highlighted the benefits of our approach to supportive tenancy management but also the challenges involved in housing the most vulnerable in our community. Sincere thanks to all staff involved.

During the year the organisation saw the departures of two Matts. In August, Matt Kent, left the organisation after 13 years employment. Matt, as a housing worker, team leader and Manager of Housing Operations, he was committed to developing and delivering our 'supportive tenancy management style' that has empowered many renters to sustain their



tenancies. Matt had voluminous knowledge of South Port's properties and oversaw many important upgrades including Layfield Street and York St.

In May 2023, Matt Boland resigned from the Board. Matt joined the Board in 2015 and has been an active member of the Financial, Audit and Risk Committee and the Property Advisory Group. Matt's contribution ensured that every board discussion and decision making process was rigorous and thoughtful. He is firmly committed to enhancing housing options for singles and supporting the work of SPCHG. Additionally Pam Morrison, former CEO of Prahran Malvern Community Housing resigned in October 2022. Pam was instrumental in initiating discussions about the merger and facilitating the amalgamation of the organisations.

As this report details, SPCHG has had another big year. Thanks to all staff who continue to inspire the Board with their high levels of competence, compassion, dedication and diligence.

Similarly, Board members have continued to make sustained contributions and thoughtful decisions to the critical governance of SPCHG. In February we welcomed two new Board member Rob McGauran and Rochna Banerjee, who took on the role of Treasurer. In May, Rob Ziedaks was also appointed. Thank you to all Board members for your ongoing involvement.

As this report testifies, SPCHG has over the past 40 years provided safe, secure and affordable housing options to many single adults and young people who have faced homelessness and social exclusion. We intend to continue and expand our personalised and supportive approach to tenancy management well into the future.

**Mary Anne Noone**  
Chairperson

## CEO Report 2023

**South Port Community Housing Group (SPCHG) today stands as testament to the value of a grassroots community-based organisation that has stayed true to its original mission and purpose.**

With great changes in approaches to local housing issues and policy reforms over the years, including pressures to commercialise, SPCHG has sustained its commitment to provide affordable rental housing options to marginalised singles in the inner southern metropolitan area.



Charlie Beckley

An offer of housing today from SPCHG, still comes with a warm welcome, a fully furnished room, fresh linen, cooking utensils, and all utilities covered. We offer individuals, who have come from experiences of homelessness, opportunities to socialise, reconnect and participate in the local community. Our highly experienced housing workers still know every renter by name and go to great lengths to resolve tenancy issues and disputes where they arise. Our service is still specialised supported housing, tailored to individual needs. Our youth housing support program, still going strong, has provided care and support to hundreds of young people at risk of homelessness over 35 years. Our decade long partnerships enable us to provide effective and holistic support.

Over the year we have consolidated our merger with Prahran Malvern Community Housing, first established in 1981. Our feature story in this report tells the rich entwined history, which we have been proud to incorporate into our own. The consolidation brings an additional 16 properties and some 80 tenancies under our responsibility. The organisation has also successfully implemented a complex rent review, a comprehensive assessment of capital maintenance requirements, and transition and induction of former PMCH staff.

The return of 25 refurbished self-contained units at Layfield St. occurred in January 2023. After years of delay and protracted issues with the upgrade, it was fantastic to begin the process of offering much needed homes again. The property heralds a 13KW solar array, modern heating and cooling systems, secure electronic locking devices, and a fully equipped community room. The property, built in the 1880s, has been beautifully restored and retains its iconic heritage status in the heart of South Melbourne.

In 2023, new challenges present the organisation. Rising maintenance costs and obligations, our failed bid to redevelop Emerald St., and sustained inflation has increased financial pressures. After a 'strategic review' of assets by Homes Victoria in early 2023, it appears we ourselves will be looking for a new home in the coming year! We are grateful for the strong partnerships held and established this year, especially with Housing All Australians and Better Living Group, which is assisting the return and re tenanting of our Emerald St. property at pace.

My heartfelt thanks to our dedicated staff who work tremendously hard to deliver the support our renters and clients need. Also to our Board for their strong governance and considered approach to the many complex issues that have arisen over the year. We look forward to what the future holds and are as determined as ever to stay true to our approach and commitment to support singles in accessing options for affordable rental housing and practical support.

**Charlie Beckley**  
CEO



# Our Staff

Our team was further energised this year with new staff including those from former PMCH.

Omar Palacios and Carolina Franco joined the Housing Program and Ashley Kotorac came across as our new Finance Officer.

Kylie Moore and Azi Mackinnon joined the team providing great assistance with the re-tenanting of Layfield Street. Luke Johnston also joins the Housing Program team. Matt Kent, our Manager Housing Operations left the organisation after 13 years of dedicated service. Community Housing worker Elana Kopke was appointed into the position of Manager of Housing Operations.

## Staff

		Commenced	
CEO	Charlie Beckley	Jul 2019	
Manager Corporate Services 0.8	Steve Timmerman	Jul 2021	
Project Advisor	Pamela Morrison	Jul 2022	→ Oct 2022
Finance Manager	Sabeeya Anaz	Jun 2022	
Finance Officer 0.8	Ashley Kotorac	Jul 2022	
Office Manager 0.8	Simone Tracey	Jan 2018	
Manager Housing Operations	Matt Kent	Jun 2009	→ Aug 2022
Manager Housing Operations	Elana Kopke	Nov 2014	
Community Housing Support Worker	Dale Kent	Jun 2022	
Community Housing Support Worker	Daniel Daly	Mar 2021	
Community Housing Support Worker	Azi Mackinnon	Sep 2022	→ May 2023
Community Housing Support Worker 0.4	Kylie Moore	Mar 2022	→ Jun 2023
Community Housing Support Worker 0.8	Omar Palacios	Jul 2023	
Community Housing Support Worker 0.9	Carolina Franco	Jul 2023	
Community Housing Support Worker Properties/ Maintenance	Ron Hazelwood	Feb 2011	
Community Housing Support Worker	Luke Johnston	Jun 2023	
Manager Homelessness to a Home	Richard Cook	Sep 2019	
Program Lead – Youth Housing Support Program	Claire Lilburne	Jan 2021	
Youth Housing Support Worker	Lauren Wilson	May 2016	
Youth Housing Support Worker 0.6	Anna Cagnoni	Sep 2022	



## Matt Kent

Over the year we saw the departure of Matt Kent from the organisation after 13 years of dedicated service.

Matt joined South Port in 2009 as a Community Housing Worker bringing valuable experience in residential care from his time at Anglicare and Berry St.

As team leader, Matt was a champion of South Port's unique supportive housing model that ensures sustainment of tenancies to highly marginalised singles. In practice this involves much work behind the scenes to build trust and understanding with renters, as well as, strong relationships with support partners to help address complex issues. Matt also epitomised the value of personalised support through taking the time to chat and check in with residents. With an impeccable memory for names and events, and of course his great love of 'the Hawks' and his two dogs, he was always grounded and approachable.



As Manager of Housing Operations, learning on the job and keeping across the many complex issues that arise across a growing portfolio and increasingly complex needs of residents was no small task.

Throughout the busy years of rooming house conversions, Matt built a strong reputation for managing the complex task of relocation of residents and advising the Department of Housing on the upgrades. South Port was an enthusiastic adopter of the program. Over the period, South Port saw the conversion of 103 rooms and four one-bedroom flats converted to 92 bedsits and three one-bedroom flats. The program was shown to vastly improve amenities and security for residents and reduce turnover and social disturbances in the community.

Matt leaves a great legacy of tremendously hard graft, lasting and well designed social housing, and lots of laughs.





# Vale Father Bob Maguire

SPCHG was greatly saddened to learn of the passing of long time friend of our organisation and 'social justice warrior' Father Bob Maguire in April this year.

As parish priest of Sts Peter and Paul's Church in South Melbourne from 1973 to 2012, Father Bob developed a strong following in the local community and recognition as a champion for vulnerable members of society, or as he called them, 'the unloved, and the unlovely'. After the establishment of the Father Bob Foundation in 2003, SPCHG worked closely with Father Bob to raise issues of homelessness and need for more social housing in the City of Port Phillip area. He was a regular attendee at our events and AGMs.

Father Bob was instrumental in our efforts to secure a \$12m Federal Nation Building grant to construct 40 one bedroom studio apartment units on land (adjacent to Sts Peter and Paul's Church) owned by the Catholic Church in 2011. Twelve years on, with very little turnover in tenancies, the building at Bank Street stands as testament to his original vision and advocacy.



When interviewed for the organisation's history book in 2015, Father Bob remarked

*'You've got two things that identify South Port Community Housing Group - the organisation's sense of place and word community' in the name. These are the truths it is clear the organisation holds to be inviolable.'*



Robert John Maguire (14.09.1934 – 19.04.2023)





# Rachelle Paquin

Rachelle joined South Port Community Housing Group in 1997. Joining the board in 2006 has been a highlight. The SPCHG board position allows Rachelle to know 'exactly' what is going on within the organization. Over the years she has heard fellow renters/neighbours speculate and be misinformed about certain issues.



*She is most happy to take on the responsibility of being a well-informed representative of the board, presenting the facts and setting renters' minds at ease if she can.*

This could be on a vast variety of topics including maintenance works, property development, advocating or rent increases. Rachelle feels fortunate to live at SPCHG, especially considering the utility costs are covered in the rent. She has friends who reside at other community and public housing locations who do not benefit from such an arrangement. "Bills can really stack up", she says.

Rachelle likes being well-informed full stop. She watches the news and closely follows government developments around social housing and the issues that affect her and others in a lower socio-economic position. She appreciates her journey of understanding while being on the board. For example, recently along with her fellow board members, she listened to Emily Hobbs of SGS Economics & Planning dive deep into Federal and State government plans and policies around social housing. Rachelle plans to remain on the board for as long as possible, contributing to better outcomes for all renters.



# Sheryl Powell

I joined our community in 2004, residing in a couple of rooming house properties before signing up for one of the flats. I found the rooming house situation very challenging but finally feel safe now.



*"My confidence has grown through communication with residents and staff over the years."*

This can be attributed to the SPCHG street parties, footy BBQs, cooking sausages at Bunning's Fundraisers and Resident Christmas parties over the years.

I joined the SPCHG Board in 2018 and joined the Governance Committee in 2021. Joining the Board afforded me more understanding about South Port and around South Port's work. My knowledge has grown enormously, working on the board and being part of the decision making for the organisation. I am proud about my contribution and particularly being on the Governance Committee where I make important decisions, even picking the CEO! I enjoy being involved in the selection and induction of new board members. I also value my journey of personal development with training, including housing and finance. I increasingly feel that I have a voice and plan to hopefully stay on the board as long as possible. It is an honour.





# A Tribute to Grassroots Community Action



**Prahran Malvern Community Housing, like SPCHG, emerged after a grassroots initiative of community workers and church groups concerned with the growing issue of homelessness in the Prahran Malvern area. The organisation was formed under the auspices of the Copelen Child and Family Services and the Ross Trust in 1981.**

The 1980s saw the emergence of collectivised action on the issue of housing across Australia, as community based groups examined the growing social inequities and barriers for access to decent affordable housing for different segments of society.

Prahran Malvern Community Housing's (PMCH) early focus was to manage emergency housing and up to 1996, saw around 2,000 people access their services each year.



In 1987, the organisation was incorporated, in the same year it moved operations to the Horace Petty Public Housing Estate. The organisation's long serving CEO Jain Hall started in 2000, bringing decades of experience in the community sector and a fierce commitment to social justice and community development. Jain ably steered the organisation through significant change in the community housing sector until her sad and untimely passing in 2019.



Jain Hall and Kerrie McMahon



Staff members Carolina Franco and Omar Palacios with a local resident

In November 2022, under the leadership of Pam Morrison, SPCHG was approached to take over the running of PMCH. Having appreciation for similar values and approach to renters and staff, SPCHG was seen as a suitable fit.

*In a time when the community housing sector is experiencing significant growth, competition and increasing expectations, it is as important as ever to remind ourselves of where we have come from, of what is important, and what gains others have doggedly fought for in the past to protect.*





# Our Properties

We manage 41 properties, secured via an Interim General Lease with Homes Victoria, providing long term housing for over 365 low income singles. We own one property of 31 studio bedsit flats, and another 40 one bedroom flats via a long term lease with the Melbourne Roman Catholic Diocese. As the Homelessness to a Home program winds down we are responsible for 17 transitional properties. Our staff are located across two office sites at 259 Dorcas St. South Melbourne and 2 Surrey Rd, South Yarra, under the Horace Petty Estate.

SPCHG MANAGED AND OWNED HOUSING STOCK		
HEAD LEASED	UNITS	LOCATION
Self-Contained Bed-sits	187	South Melbourne, Albert Park, Elsternwick, Port Melbourne, Prahran
Rooming House rooms	38	Malvern East, Windsor
One Bedroom Flats	41	South Melbourne
Flats attached to rooming houses	4	South Melbourne, Port Melbourne
Separate Houses + Flats (singles and families)	24	St Kilda, Balaclava, Elwood, Windsor, Prahran, East Malvern, Elsternwick, St Kilda East
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	5	
HOMES VICTORIA / GENERAL LEASED DWELLINGS		
General Lease properties	12	
TOTAL	382	



# 5-8 Layfield St

After much awaited anticipation Layfield St was handed back to us on 18 January 2023.



As many will know already Layfield St was one of our first rooming houses. It was in 1984 that the Council sold the building to the State government to turn into rooming house accommodation. SPCHG took over management of the building in that same year. Therefore, Layfield St represents the beginning of SPCHG’s long history (40 years) of managing rooming houses in the City of Port Phillip. It is of great significance to have this historic and symbolic property being made available again to people trying to access affordable housing in City of Port Phillip in 2023 after six long years of re-development by Homes Victoria.

Layfield St has most definitely had a ‘colourful’ history. For a period of time, along with so many other rooming houses that were a significant part of the housing landscape in Melbourne in the 80’s and 90’s- Layfield St was a respectable and affordable housing option for singles in the local area. Although, unfortunately as the traditional rooming house model started to be phased out, Layfield St became plagued by problems of squatting, drugs and law-breaking. In its final days the property had become very hard to manage and it was finally closed down in 2017 with plans to redevelop into self-contained units.

*This year we re-tenanted the property with 25 residents, those most in need of housing, eager to move into a newly built property in the heart of South Melbourne’s CBD.*

After a frantic period, working with trusted partners and referral agencies, our highly experienced team had the property fully allocated again within three weeks.

Thanks to former Housing Program Manager, Matt Kent who worked alongside Project Manager, Graham Lucas (Homes Vic) and Architect, John Gurry (John Gurry & Associates), these new renters enjoy newly built and carefully designed and good-sized bedsits with their own bathroom and kitchen with lovely fittings and fixtures throughout . This is a far cry from the ‘wild west’ days of Layfield St where the police attended often, residents lived in rooms the size of shoeboxes, ‘bonfires’ were lit in rooms on occasion, and there was a man who kept ducks under his bed.

Thanks to all involved as the new Layfield St is definitely something to be proud of.



# Housing Program

**It has been a big year with the amalgamation of two housing programs- PMCH and SPCHG into one. As was anticipated and planned for, the first 12 months have been spent merging our systems and processes.**

The vast majority of this work has been successfully completed. Most significantly we are now working across a broader catchment area and therefore strengthening our capacity to house marginalized singles in the inner Southern Metropolitan area. We are also now working well towards increasing scale to deliver better and improved services and support to our renters and staff.

I would like to acknowledge the staff that makes up our housing program for their perseverance and adaptability this year whilst not losing our focus on supporting and advocating for our renters.

**Here is a snapshot of some of our achievements throughout this year.**

In January, we tenanted Layfield St after six years of redevelopment. We did this in record time with a very experienced allocations team. The property was tenanted with a very diverse cohort and with a focus on housing those most in need, but also with specific consideration to people able to manage and sustain their tenancies. Considering we placed 25 people into the property at the one time- the property has been stable and relatively easy to manage. Most importantly, the new renters are very happy in their new homes with a high level of amenity and all the mod-cons.

The housing program created approximately 69 new tenancies for the financial year, not including the 91 tenancies picked up in the merger. This is compared to 20 the previous year and a similar figure the year before. This is attributed to an increase in available stock across City of Port Phillip as well as Stonnington and Glen Eira. This was also due to the 25 units at Layfield St.

This year we have transitioned all our properties to the Victorian Housing Register (VHR). This means we will be making the majority of allocations from priority categories on the VHR (upwards of 75%). Housing program staff are now all trained in using this application and with a shared and developed focus on housing those most in need and an understanding of navigating this system with the interests/needs of our renters at forefront.



Elana Kopke

Although with some fluctuations throughout the year, our combined arrears is 1.6% of revenue which is within the sector benchmark. This was challenging particularly with some sizeable historic arrears that we took on from PMCH renters. This is also in the context of conducting our first combined rent increase which was a big exercise in the process of bringing together our rents with rent setting. We have all been working hard to pull this into shape and thanks to Daniel Daly who has been carefully leading this.

The housing program has also remained focused on our community development activities this year. Despite a slight pause due to funding uncertainty the Social Meals program has a consistent and growing group of attendees and the social aspect is something we have worked hard at creating. It is a real opportunity for people to get together and engage meaningfully, whilst feeling safe and supported. We have also successfully acquitted for two City of Port Phillip grants as well as applying in this current round for in excess of \$10,000 to go towards various activities- including ticket and gardening projects. We have strengthened our connections within the City of Port Phillip, Port Phillip Community Group (PPCG) and Father Bob's Community Pantry. We will begin to explore new opportunities in new council areas in the next financial year to extend these offerings to all our renters.

As usual this year our eviction rate was very low. This is only possible due to the hard work put in by all in Housing program in managing and sustaining tenancies. Despite pressures, we remain committed to house those most in need and who have a history of being not well placed to sustain housing in the private market. I think this year we have been particularly focused on engaging with relevant local and community networks and supports to assist our renters.

This is made possible by the expertise and knowledge of the service system within the housing team to be able to identify when appropriate to engage supports and establish connections to ensure the best advocacy and possible outcomes for renters.

Looking forward, our focus will be in re-tenanting Emerald St by the end of 2023 which will increase our impact in housing vulnerable people particularly with the current overwhelming need for long-term affordable housing outcomes in the local area. This will bring our entire portfolio back to full occupancy, which means we will be managing a total of 378 tenancies.

Thanks again to the housing program as well as the larger South Port team and board members for their continued support.

**Elana Kopke**

Housing Program



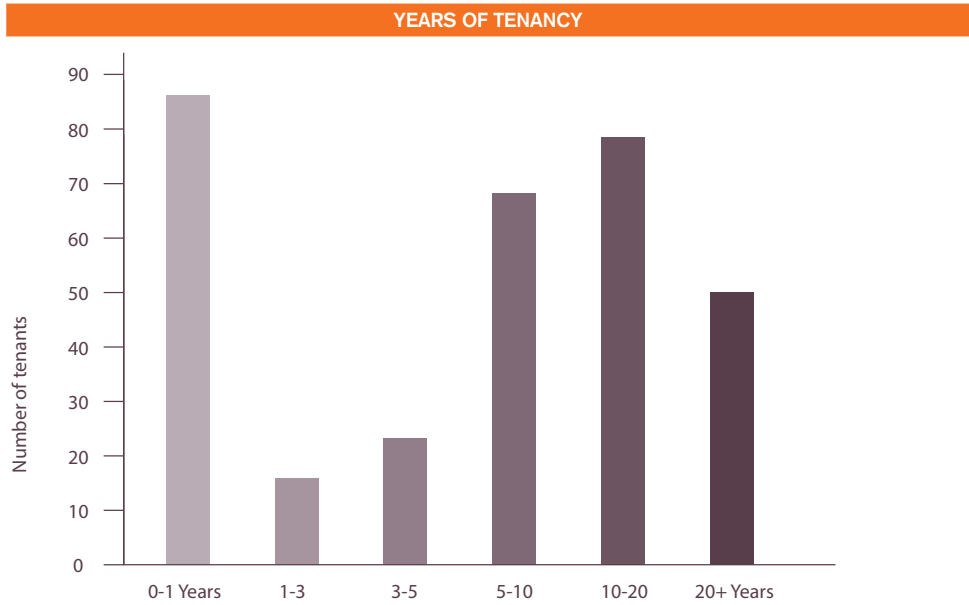


# Long Term Housing Statistics

INCOME TYPE: TENANTS JULY 2023	
Age Pension - Single	49
Carers Payment - Single	3
Youth Allowance	0
Wages	7
JobSeeker	123
Disability Support Pension – Single	124
Other	16
<b>TOTAL</b>	<b>322</b>



AGE PROFILE: TENANTS JULY 2023					
Under 21 Years	21 - 40 Years	41 - 55 Years	56 - 69 Years	Over 70 Years	Total
0	49	113	122	38	322



NEW TENANTS 2022-23	
PRIOR HOUSING SITUATION	
Crisis Accommodation	41
Private Board / Rooming House	11
Prison	3
Couch Surfing	1
Sleeping Rough	3
Long Term Community Housing	0
Self Referral	10
<b>TOTAL</b>	<b>69</b>



## Remembering

We remember, with fondness and sadness, members of our community who passed away this year. Vale.

- Farai Savanhu
- Claire Hutchinson
- Tracey Vellu
- Rodney Calleja
- Bruce Garrod
- Robert Oscuro
- Gabreal Roma
- Simon Barling
- Samantha Campbell
- Pamela ‘Pam’ Nowell
- Andrew Robertson
- Anna Zafiro



# Homelessness to a Home Program

**After two and half years the H2H program began to wind down in 2023, with 1,845 household across the state transitioned from the emergency accommodation that had been provided during the Coronavirus pandemic.**

In the SPCHG H2H consortia, the vast majority of clients were successfully supported into long term, sustainable housing options.

Before participating in the SPCHG H2H program, many of these people had suffered from long term itinerancy, chronic health problems, dislocation from family and supports and a range of other issues that had seen them increasingly marginalised during the pandemic.

As a result of their willingness to participate in a truly novel program and their resilience to stay engaged over the past 2 years, people were able to address issues that they had previously been unable to tackle, to link with health supports and rehabilitation services to address chronic illnesses and substance issues. With the benefit of safe, secure housing, people were able to see family members they had not seen in years, to adopt pets and to engage in study and employment options that had previously appeared unattainable.

While funding for tenancy and property services from Homes Victoria effectively concluded at the end of the 2022 – 2023 financial year, SPCHG continues to work to ensure all of the remaining clients in the SPCHG H2H program are successfully transitioned into long term housing.

The H2H program has been extremely challenging to deliver and its success is largely owed to the organisational response from all of the staff at SPCHG. Almost every staff member at SPCHG has helped to facilitate the program in some way, and their work to provide and maintain housing options for the H2H clients has allowed this program to succeed. Of course none of this could have been accomplished without the incredible determination shown by the clients supported by the H2H program.

**Richard Cook**

Manager H2H Program



Richard Cook

# Youth Housing Support

**South Port Community Housing Group's Youth Housing Support Program (YHSP) is an accredited Specialist Homelessness Service (SHS) funded by DFFH. We have been providing case management support to young people in the Inner and Middle South of Melbourne since October 1988- that's 35 years!**

Our support has continued to be aimed at single and single parent young people aged between 15-25 years. The goal is to assist young people to move out of the homelessness system, focusing on improvements in employment, education, overall health including mental health and community connectedness.

The Youth Housing Support Program has achieved 91 new support periods for the financial year 2022-2023. The main presenting needs of clients in the past financial year were housing affordability stress, lack of family & community support, unemployment, and relationship & family breakdown. The program has supported clients to access a range of specialist services including family & parenting support programs, psychological & mental health services, legal services, and general health & GP services.

The program continues to refer to several other support services relevant to young peoples goals and outcomes. During 2023 we have successfully assisted clients to access support through the Vic Roads L2P driving mentor program, mental health support through Melbourne City Mission's (MCM) Family reconciliation mediation program (FRMP), employment and education opportunities through For Change Co at the Middle Park tram stop, MCM: Creating Connections case management program & CEEP (Creating education and employment pathways) funding, Orange Door and Child First for family support and child safety and a range of GP and health services in the local area.

We have been utilizing previous funding from Igniting change to support new interim response clients, assisting them with travel costs to get to appointments and food supplies. We have also delved into the Myki monthly pass cards and have purchased these to offer to new clients. So far, we have had a good uptake on the passes. This has allowed young people to save on travel costs and reduce the amount of public transport fines young people often receive when sleeping rough.



Claire Lilburne

The program would like to thank the Magistrates Court of Victoria for its continued support. In the last financial year, the youth program received a total of \$5,500. The Court funds allow the program to purchase items that are generally not covered by other funding in the homelessness sector including food and drinks during appointments to assist with engagement, Christmas gift cards, cleaning items and other items to establish a tenancy, moving costs, mobile phone purchase and flatmates.com membership fees.

Since Covid-19, digital changes and access to online information have become increasingly embedded into the youth programs practice and has brought about several benefits to our clients making information and resources much more accessible to our cohort. We have seen many organisations expand access to education, information, networking, mental health supports and community engagement. Embracing the digital way of life, the youth program has been working towards a program video to explain in simple language what is offered through the program, the case management journey, accessibility, and inclusion of the program.



Anna, Claire & Lauren

This year, we have been lucky enough to welcome Anna to the team, originally as a maternity leave back fill but now continuing in a part time capacity as Claire transitions back to work after her leave. Anna comes with a psychology background and brings this lens to the youth team as well as initiative and compassion. The program has also gained a wealth of knowledge and a new spark with Lauren staying on after her secondment and now being a permanent full-time addition to the youth team.

*The Youth Housing Support Program has achieved 91 new support periods for the financial year 2022-2023.*

Staff have updated and undertaken a number of trainings and refreshers during the year, particularly with Lauren and Anna both being new to the youth space. Some of these trainings include:

- Case management
- Child abuse & neglect prevention
- Defusing and debriefing
- Specialist homelessness sector training including Victorian housing register (VHR)
- Outcome Star updates
- Money minded coach
- Trans & gender diverse
- Updated first aid and CPR
- Working with borderline personality disorder



The YHSP staff also had the opportunity to attend the Child and Youth Homelessness National conference in July 2023. The conference was a great learning experience and networking opportunity where staff heard from ministers, senior practitioners, and policy makers.

We also have David Chong OAM to thank for his continued work with the team in providing clinical supervision on a fortnightly basis.

To end on a high, as a program we have assisted two young people and two single parent families to move into their long-term housing. One single parent family had been on the Victorian Housing Register wait list for six years and six months and finally received an offer in regional Victoria. Another single parent family was successful in an application for a co-operative property in the inner south of Melbourne. The other two young people found their own accommodation and were supported through the process of application, providing required documents, rent in advance, and moving costs by the program. It is not often that we have this many long-term housing outcomes within our small program so we are overjoyed with this year's outcome.

#### **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 2022-23 we welcomed the appointment of Rob McGauran, Rochna Banerjee and Rob Zeidaks to the Board. We also farewelled Andrew Sattler, Richard Mac and Matt Boland.



## 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 → 2023	
Treasurer	<b>Rochna Banerjee</b>	2023	
Member	<b>Rachelle Paquin</b>	2006	
Member	<b>Richard Mac</b>	2009 → 2023	
Member	<b>Tom Barrett</b>	2009	
Member	<b>Matt Boland</b>	2015 → 2023	
Member	<b>Alex Ghantous</b>	2018	
Member	<b>Sheryl Powell</b>	2018	
Member	<b>Maria Tarrant</b>	2021	
Member	<b>Rob McGauran</b>	2023	
Member	<b>Rob Zeidaks</b>	2023	

## 2022-23 Board Meetings

	Month	Attendance	No. of Members
1	Jul 22	7	11
2	Aug 22	8	11
3	Sep 22	7	11
4	Oct 22 (Special Meeting)	9	11
5	Oct 22	9	11
6	Nov 22	6	11
7	Jan 23	8	9
8	Feb 23	9	10
9	Mar 23	8	10
10	Apr 23	9	10
11	May 23	9	11
12	Jun 23	10	11

# Treasurer's Report

The 22-23 FY has been a challenging year for the community housing sector, our organisation, and our renters.

South Port Community Housing Group (SPCHG) has not only been dealing with increasing costs and demands for services, but also the unique challenges associated with undertaking a merger in a manner that ensures high quality services to renters and improved financial operations. The management team has worked closely with the former auditors and staff of Prahran Malvern Community Housing (PMCH) to merge the financial accounts, a process made more complex due to different financial systems and processes.

The overall result for 22-23 FY has been an overall loss of \$535k. This result has largely been driven by a number of one-off factors including two properties offline (24 units at Layfield St and 29 units at Emerald St) with the resultant loss of \$332k in rental revenue. Pleasingly, Layfield St. was re-tenanted in January 2023 and Emerald St. is currently being refurbished to bring back to rentable standard as soon as possible.

These reductions in income were partially offset by the additional rent arising from the merger with Prahran Malvern Community Housing and generous donations of \$135k from Heather McKee and the Finkel Foundation. SPCHG has also seen an increase in operational costs in 2022-23. Staff costs, tenancy costs and service costs (covering electricity, water etc) have all increased reflecting external trends. There has been an increase in expenses partly due to the merged entity. The safety checks introduced under the Residential Tenancy Act in 2021 resulted in increased costs of \$221k in the year.

Our equity remains strong at \$15.4m backed by net current and fixed assets. The ambition of the Board and Management is to further strengthen our financial position through the identification of alternative revenue sources, judicious management of our assets and property leases and careful management of expenses while ensuring we provide high quality community housing services.

My thanks to my colleagues in the Finance, Audit & Risk Committee members Matt Boland, Alex Ghantous, Bill Joyce and Maria Tarrant. A huge thanks to Matt Boland for his service as we bid him farewell in May 2023.

## Rochna Banerjee

Treasurer

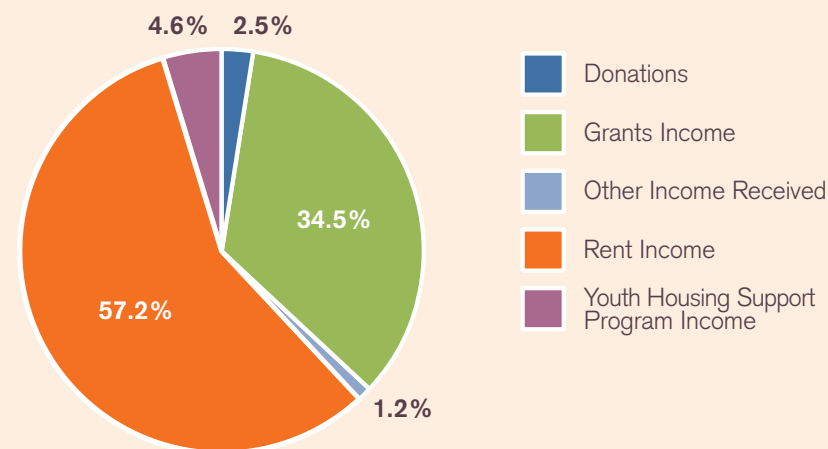


## Profit & Loss

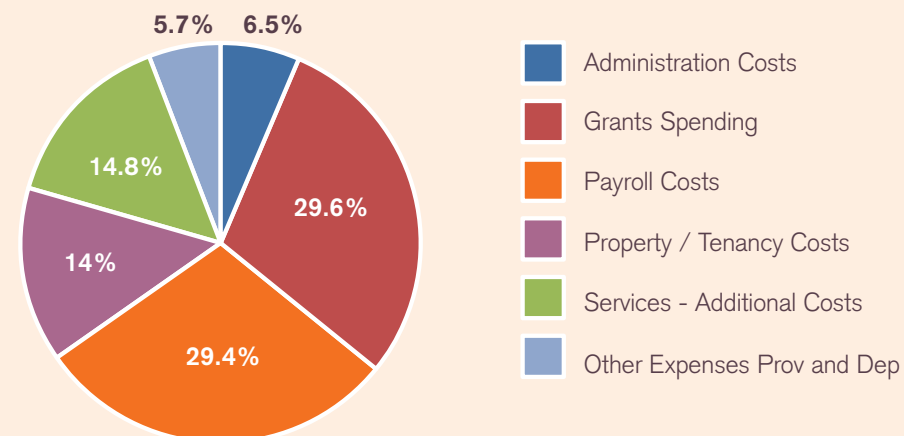
July 2022 through June 2023 – Accrual Basis

	July 2022 - June 2023	July 2021 - June 2022
<b>ORDINARY INCOME/EXPENSE</b>		
<b>Income</b>		
Donations	135,684	21,550
Grants Income	1,856,316	1,769,564
Interest Received	17,875	1,867
Other Income Received	61,954	81,376
Rent Income	3,074,678	2,216,288
Youth Housing Support Program Funding	248,642	234,374
<b>Total Income</b>	<b>5,395,149</b>	<b>4,325,020</b>
<b>Gross Profit</b>	<b>5,395,149</b>	<b>4,325,020</b>
<b>Expense</b>		
Administration Costs	386,385	248,753
Grants Spending	1,764,173	1,771,814
Payroll costs	1,715,940	1,168,571
Property/Tenancy Costs	833,244	586,688
Services - Additional Costs	886,146	444,616
<b>Total Expense</b>	<b>5,585,888</b>	<b>4,220,498</b>
<b>Net Ordinary Income Before Provisions and Depreciation</b>	<b>-190,739</b>	<b>104,522</b>
<b>PROVISIONS &amp; DEPRECIATION</b>		
<b>Provisions for Properties:</b>		
Write-off of development costs	0	270,789
HPF Prop. Provision for L.T.M	0	0
<b>Total Provisions for L.T.M 330 Bank St and Emerald St and HPF Properties</b>	<b>0</b>	<b>270,789</b>
<b>Net Ordinary Income After Provisions</b>	<b>-190,739</b>	<b>-166,267</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 After Provisions and Depreciation</b>	<b>-535,703</b>	<b>-511,231</b>

## Income 2022-2023



## Expenses 2022-2023





Balance Sheet - As of June 30, 2023

	June 30, 2023	June 30, 2022
<b>ASSETS</b>		
<b>Current Assets</b>		
Total Chequing/Savings	674,161	2,476,900
Total Financial Assets	1,505,825	
Total Accounts Receivable	49,927	42,163
Other Current Assets		
BAS Receivable		
Prepayments	17,885	7,250
Rent Tenants Arrears		
Arrears	52,035	16,164
Provision for Doubtful Arrears	-15,610	-9,179
Total Rent Tenants Arrears	36,425	6,985
Total Other Current Assets	54,310	14,235
<b>Total Current Assets</b>	<b>2,284,223</b>	<b>2,533,298</b>
<b>Fixed Assets</b>		
330 Bank St. Building & Land	11,700,228	11,700,228
Less Accumulated Dep. - Land 330 Bank St	-275,000	-250,000
Less Accumulated Dep. - Bldg 330 Bank St	-3,149,516	-2,907,010
Total 330 Bank Street	8,275,712	8,543,218
Emerald St Building	5,761,438	5,761,438
Less Accumulated Dep. - Bldg Emerald St	-674,032	-596,573
Total Emerald Street	5,087,406	5,164,865
Furniture & Equipment - At Cost	700,131	382,497
Less Accumulated Depreciation - Furniture & Equipment	-501,323	-256,019
Total Furniture & Equipment	198,808	126,478
Furniture & Equipment Emerald St	8,714	8,714
Less Accumulated Dep. Furn	-7,086	-6,679
Total Furniture & Equipment Emerald St	1,628	2,035
Furniture & Equipment 330 Bank St	190,666	190,666
Less Accumulated Dep Furn	-131,162	-122,547
Total Furniture & Equipment 330 Bank St	59,504	68,119
Motor Vehicles - At Costs	60,389	60,389
Less Accumulated Depreciation - Motor Vehicles	-52,137	-50,234
Total Motor Vehicles	8,252	10,155
<b>Total Fixed Assets</b>	<b>13,631,310</b>	<b>13,914,870</b>
<b>TOTAL ASSETS</b>	<b>15,915,533</b>	<b>16,448,168</b>

Balance Sheet - As of June 30, 2023

	June 30, 2023	June 30, 2022
<b>LIABILITIES</b>		
<b>Current Liabilities - Accounts Payable</b>		
Accounts Payable	126,373	171,922
<b>Total Accounts Payable</b>	<b>126,373</b>	<b>171,922</b>
<b>Other Current Liabilities - Accruals</b>		
Accruals Electricity and Gas		35,200
Accruals Water/Sewerage		29,700
Accruals - Other	124,028	211,558
Total Accruals	124,028	276,458
BAS Payable	-26,911	26,668
Income in Advance		
Other income in advance	43,697	44,643
Homelessness to a Home Program	-13,244	154,633
Total Income in advance	30,453	199,276
Total Payroll Liabilities	228,798	180,527
<b>Total Other Current Liabilities</b>	<b>356,368</b>	<b>682,929</b>
<b>Total Current Liabilities</b>	<b>482,741</b>	<b>854,851</b>
<b>Long Term Liabilities</b>		
Employee Benefits	0	77,020
Total Long Term Liabilities	0	77,020
<b>TOTAL LIABILITIES</b>	<b>482,741</b>	<b>931,871</b>
<b>NET ASSETS</b>	<b>15,432,792</b>	<b>15,516,297</b>
<b>EQUITY</b>		
Retained Earnings	13,564,019	14,205,248
Housing Expansion Reserve	125,956	95,956
LTM Reserve - Bank Street	1,189,033	1,189,033
LTM Reserve - Emerald Street	479,103	379,103
Net Assets contributed by PMCH on amalgamation	452,196	0
Transfer to and from reserves	158,188	158,188
Net Income	-535,703	-511,231
<b>TOTAL EQUITY</b>	<b>15,432,792</b>	<b>15,516,297</b>

# Partners and Supporters

Sincere thanks to all the organisations we have worked closely with in 2022-23:









***South Port Community  
Housing Group***

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