

**St Kilda Community Housing Ltd.**

**(and St Kilda Rooming House Issues Group Inc.)**



**2007 - 2008**

**Annual**

**Report**

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## 2007—2008 Annual Report

### CHAIR'S REPORT 2007-08

In the twelve months of 2007-08, **St Kilda Community Housing Ltd** consolidated its position as a new Housing brand, now two years operating under our new banner. It's the year in which our new organisation found its feet. We have continued our long-standing goal to build our stock of housing in St Kilda and to provide community for single people who may be without family or social networks.

The highlight of our year was undoubtedly the Minister for Housing, Richard Wynne, opening the renovated Avoncourt in Alma Rd East St Kilda in February 2008. It was a wonderful day for our organization, providing a new start for this over one hundred year old property. In partnership with the Office of Housing and at a cost of \$1.4 million, a property with a considerable number of sub-standard rooms has been converted into a magnificent home for 27 residents. Staff and the Board were committed to resolving issues and re-establish Avoncourt as a viable housing project – that's our role as a community housing body in business now for over a quarter of a century.

Our staff showed incredible commitment and patience in the revitalization of Avoncourt- in particular, Jeff Lyons, John Broderick, Jean Yinson and Anne Laffan. The results now seen in the new Avoncourt are a great credit to our Board members who devoted some years to the redevelopment. I want to thank in particular for their work, Cathy Humphrey and John Enticott.

The Board of St Kilda Community Housing also needed to address the difficult issues associated with two other developments, and maintained a strategic focus throughout this challenging time. Our two newest Board members, Geoff Barkla and Dan Hogan worked successfully to achieve the acquisition of a large property in Barkly St Kilda, which is due for handover in late 2008.

Thank you to all Board members who worked with diligence and care during the year and to John Enticott our General Manager for his leadership. As ever our staff contributed so much to the welfare of our residents during the year and on behalf of the Board, I wish to sincerely thank them.

Paul Madden  
Chair  
St Kilda Community Housing.

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5 Princes Street - a Uniting Church Property

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### GENERAL MANAGER'S REPORT 2007-08

At the time of writing this report, we continue to work on becoming a registered Housing Provider. This is a lengthy and intensive process and should be completed in early 2009.

February saw the opening of Avoncourt following several years of negotiations with the Office of Housing. This \$1.4 million redevelopment involved the conversion of fourteen very small rooms into eight self-contained units and a unit providing self-contained accommodation for a person with a disability. Designed by Leo de Jong Architects, it is a great addition to our range of housing opportunities for singles in St Kilda. The 50/50 partnership with the Office of Housing has provided us with a fifteen year lease on the property and a model that has enabled us to address the quality of rooming house accommodation we can offer residents. This year we have signed new leases with the Office of Housing for other properties and completed and the Housing Provider Framework lease commenced in August 2008.

In the future we will develop plans to bring the large number of small, sub-standard rooms up to present day standards. To assist with this and to provide data for negotiations with the Office of Housing, we have engaged Steve Skurnik to conduct property fabric audits on all of the properties we own or manage. This will assist us to develop an asset management plan for all properties and enable us to quantify one, three, five and fifteen year works programs.

A disappointment this year has been the Office of Housing's decision, after three years, not to proceed with the redevelopment of 506 Orrong Road, Armadale. The conversion of this property to 24 self-contained units for women, renting in the private market and needing to be close to services would have been a boost to housing options in the inner metropolitan area. Unfortunately the objections of sixty local residents proved to be too much of a barrier for decision makers and the property has been put up for sale.

On a more positive note, a compromise purchase of a property in Grey Street, has provided SCH with a new project to offer more singles housing in St Kilda. We plan to convert the twenty room rooming house to fourteen self-contained units and intend to construct a further twenty six units at the rear, providing forty new singles housing units.

Consolidation, after a period of change and growth, will be the centre of the Board and management's attention for the next few years. The focus will be on managing projects, partnerships and the future sustainability of SCH. The key issues will be to ensure that adequate staff resources are put in place to allow SCH to be sustainable and to manage costs so residents will continue to pay affordable rents.

My thanks to the SCH Board, who have continued to provide leadership throughout a challenging year and to the staff team who work with great skill and compassion, resolving complex and stressful situations on a daily basis. Many thanks also to all our partner agencies who have provided their services in a professional and supportive manner, always challenging us with their clients' interests at heart.

Finally my thanks to all our residents who have contributed their time and energy in working with us to deliver a better singles housing service.

John Enticott  
General Manager

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Carlisle Street

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## 2007–2008 Annual Report

### FINANCES

This year's Auditor's Report involves the operations of StKRHIG and SCH. This is the first full year of SCH operations.

The Statement of Financial Performance for the two operations shows a healthy surplus of \$145,013. However, there are a number of one-off income items including grants, amortised mortgage and interest received, that have impacted on this result.

Our Balance Sheets reports a combined figure of \$4,011,515 total assets and \$2,112,855 total liabilities resulting in net assets for the organisation of \$1,898,660.

We hold approximately \$150,000 cash on hand having used the bulk of our cash reserves to meet our contribution for the upgrade of *Avoncourt*.

Copies of both organisations' fully audited reports are available from the office.

A special thank you to our staff: Peter Irwin, Sabina Rosser and Anne Laffan, without whose dedication and hard work, the finances of SCH would not be in such good shape.

A special thank you to Jan Collier of J L Collier & Partners and Murray Baird of Moores Legal for their advice over the past year

BALANCE SHEET AT JUNE 2008	2008	2007	VARIATION %
TOTAL ASSETS	\$4,011,515	\$3,457,941	16
TOTAL LIABILITIES	\$2,112,855	\$1,748,219	20.8
NET ASSETS	\$1,898,660	\$1,709,722	11
<b>INCOME STATEMENT 2006/07</b>			
TOTAL INCOME	\$1,521,072	\$1,529,664	-0.6
TOTAL EXPENDITURE	\$1,465,646	\$1,346,705	8.8
OPERATING SURPLUS	\$145,013	\$182,959	-21.2

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### PERFORMANCE

SCH/StKRHIG as of June 2008 manages a total of 296 tenancies spread across 18 properties. A further 14 residents are accommodated in Grey Street, bringing the total number of residents to 310. The Rooming Houses range in size from 6 to 57 tenancies and from very small rooms (208) to self-contained accommodation (85).

These include 16 leased properties under the Office of Housing, Rooming House Program, 2 properties managed on behalf of the Uniting Church and one property of our own, funded through the Social Housing Innovation Program.

Throughout 2007/08 we have maintained our arrears and bad debts within budget and with the use of Centrepay and arrears agreements we have minimised the number of hearings before the Victorian and Civil Administrative Tribunal that result in evictions.

There have been 331 residents vacate in 2007/08. Approximately 80 of these were transfers to more appropriate accommodation within our program. Nonetheless, average stay remains high at 2.8 years with 45 residents having been with us for ten years or more. Rooms are let as soon as maintenance is carried out. Vacant tenatable rooms represent 0.51% of lettable rooms.

Gender	To June 2008	To June 2007
Male	82%	83%
Female	18%	17%

Length of Stay (489 Tenancies) 2007/08						
	<3 Months	3 to 6	6 - 12	1 - 2 Years	2 - 5 Years	>5 years
<b>2007/08</b>	<b>113</b>	<b>85</b>	<b>74</b>	<b>67</b>	<b>59</b>	<b>91</b>
<b>(Average Stay)</b>	<b>23.1%</b>	<b>17.4%</b>	<b>15.1%</b>	<b>13.7%</b>	<b>12.0%</b>	<b>18.6%</b>
<b>2006/07</b>	<b>122</b>	<b>34</b>	<b>64</b>	<b>73</b>	<b>57</b>	<b>93</b>
<b>(Average Stay 3.2 years)</b>	<b>27.2%</b>	<b>7.6%</b>	<b>14.3%</b>	<b>16.3%</b>	<b>12.8%</b>	<b>20.8%</b>

It is notable that the average age of residents continues to decline. The average resident is 45 years old. 112 (23%) residents are under 35 years: last year this figure was 90 (20%). 49 residents are 65 years and over. Our oldest resident is 88 years young and going strong.

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### Community Building

Over the past year we have continued to be involved in partnerships with other agencies to deliver:

- Meals programs for residents;
- Recreation opportunities;
- Arts and writing programs;
- Health initiatives including dental services;
- Home and Community Care for residents to remain with us and
- Survey and House Meetings to inform our work.

### Employment Opportunities

Our residents are the front line of our performance. Without their support and dedication, Housing Managers would have a more difficult job. Where possible, we create employment opportunities for residents. We would like to thank each of the cleaners, gardeners, "jobbings" and other residents working to maintain properties in good condition.

Mick, Frank, Harry, Jim, Terry, Matt, Sandra, Ross, Craig, Neil, Peter, Rachael and Wayne. You work very hard to maintain our houses in what is often a thankless job. Well done to all of you.

### Housing Managers

To the housing managers: Jeff, John, Sabina, Anne, Jean and Rosie, a job well done for another year.

Succession planning remains an issue for SCH to address in the coming year. The development of a Human Resources Plan in the coming year will go a long way toward securing the future of SCH.

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### SRHIG Facts at November 2008

- 19 properties .
- 489 Tenancies throughout 07/08.
- 305 Rental Units Comprising:
  - 214 Rooms
  - 72 Bed Sitter Rooms
  - 19 one bedroom flats
- 18% female tenancies throughout 07/08
- Younger resident population: approximately half are under 40 years old
- 231 new tenancies were commenced in 07/08, up from 173 in the previous year.



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### Acknowledgments

Along with the fantastic work of our staff, SCH/SRHIG has had great support over the past year from a wide range of organisations and their people. We wish to acknowledge the work of the many support and referral agencies working with us over the year.

In particular: staff of the many agencies providing support services to our tenants: Sacred Heart Mission, Salvation Army Crisis Centre, Homeground Housing Services, the St Kilda Uniting Church, Junction Clinic, Inner South Community Health Centre, the RDNS Homeless Persons Program, Port Phillip Community Group, Alfred Hospital services and the many agencies, families and friends who provide the support so necessary for our residents to remain housed independently.

Thanks also to all our friends and colleagues from Port Phillip Housing Association, SouthPort Community Housing and Prahran Malvern Community Housing who provide support and assistance to us all year round. Gary Spivak and Kate Incerti, staff and Councillors from the City of Port Phillip. Matthew Somerville, Tracie Martin, Melissa Gleeson, Mary Koros and staff from the Department of Human Services, Southern Region. All the staff from COMAC and the Office of Housing Call Centre. The many staff of the ORHA and Sector Development within the Office of Housing. Bruce Foote and Staff from MDB Consulting.



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To all of our residents and friends:

On behalf of the Board, and Staff of St Kilda Community Housing Ltd, we wish you and yours a merry Christmas and a very happy New Year.

We look forward to working with you to meet the challenges in the coming year.



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