

In House

A newsletter for tenants of St Kilda Community Housing

APRIL 2016

Bye Bye Baths!

Last year we applied for a grant from the Federal Department of Infrastructure's Stronger Communities Programme. Applicants could apply for up to \$20,000 in cash, to be met with in-kind and other funds from the organisations themselves. We applied for the money to undertake an upgrade of several of the bathrooms at 2a Mitchell Street. Currently most of the bathrooms have half size baths which the residents have to step over to have a shower. The idea is to remove the baths altogether and replace them with walk-in showers that can accommodate shower chairs and so forth for the residents as they age in place.

This is an exciting project and we look forward to commencing as soon as possible. There have also been calls for entries for the next round of funding and SCH is looking at other areas where work is badly needed.



New Fobs the Key to Better Security

Have you noticed a number of tradespeople coming through your house? They are busy installing a fob security system on most SCH doors and houses.

In the 2014 - 2016 period, SCH's Board made two projects a priority. One was added security for residents, and the other was the next stage of our solar and energy-saving package, including LED lighting. All solar panels and most of the new lighting have now been installed - the results should be immediately apparent via a reduction in power bills.

Now we are turning to security. Why are we introducing electronic fobs? We've found that people mislay their keys all the time, and we reckon there must have been a healthy trade in keys at one time up and down Fitzroy Street. Lost keys were expensive – for the resident, who generally had to pay a replacement cost of around \$20, and for SCH when we had to replace the whole mechanism. Now when someone loses their fob, we can just override that fob with a new one. So even if someone finds a lost fob and figures out which house it has come from, they won't be able to get in through the front door because the fob will no longer work. Not only can our residents feel much more secure in their houses, but the cost of replacing fobs is so much cheaper as well. We think this is a win-win solution for everyone!



Somewhere: anywhere with you

I know where you are at the moment
it's not the best place
But in the scheme of things
it might just be our saving grace
We were running too fast
never stopped for a second to play
Sometimes we got to slow it all down
if we want to win the race

Wherever you are I know you're not too far away
When you're not around
you're still easily found, hey, hey!
I know all the places you go and the games that
you play
but it's inconsequential
together forever we'll be
I always say

(Chorus:)
Somewhere, anywhere with you somewhere,
anywhere will do
Oh, oh, oh we could take the scenic route and
check out the nice view
oh, oh, oh somewhere the sun shines through

What I'm trying to say is I live for today not the
past
We may always have to start over but we're gonna
last
It's a crazy world what we go through
Tries to break us down
But the truth of the matter is it's sadder for me
when you're not around
(Chorus:)

- Kate Doyle

Once is Enough

Since November last year St Kilda Community Housing has been a representative on a working group developing a state wide Housing Register. The purpose of such a register is that it will enable all public and community housing applicants to apply for housing using just the one application form.

This means that the public housing waiting list, as well as those maintained separately by community housing agencies, will be amalgamated into this central register. There are some advantages for many of SCH's prospective tenants, in that they will automatically go on to the public housing waiting list when they first apply for housing. Too many of our prospective tenants have no idea if they are already on that list and are often missing out on the opportunity to gain public housing.

The downside of this register will be the application process itself. Whilst both electronic and paper-based forms will be available, they are much longer than SCH's application form. In addition, the government currently requests more detailed verification of identity than we do. This may make the application process slower.

Obviously the process of working through these issues will take many more months, but we will keep you up-to-date.



From the General Manager's Desk

Well it is already Autumn, and the time for our first Tenants' Newsletter for 2016. We are back in full swing for this, our 32nd year of operation! I hope you, your family and friends have had a good start to 2016.

A big thank you to all those residents who contributed to the tenant survey in the second half of 2015. A New Year brings resolutions, and I hope you have been able to stick by the ones you have made for 2016! Our primary resolution has, in fact, been triggered by the survey results. We have made a commitment to implement the many constructive recommendations that arose out of the

survey responses. Residents indicated that they wanted better feedback when raising issues with us, better communication generally, a resident advisory group, more responsive maintenance, a stronger position on implementation of house rules, and improved security. We plan to address all these concerns.

We have almost completed the solar rollout and with the installation of panels on the last two properties, we hope to both provide cost savings and to contribute to a smaller carbon footprint into the future. Thank you for your support and cooperation throughout the inconvenience caused by the installation works.

John Enticott, General Manager

T2M Gets (Green) Thumbs Up...

If you happen to be driving past Melbourne Uni you'll see the work of St Kilda Community Housing's gardening and maintenance business - T2M - at the Centre for Theology and Ministry, on Cemetery Road in Parkville.

T2M is the not-for-profit "social enterprise" established by SCH several years ago; its purpose is to create training and employment opportunities for tenants and others, and offer a useful and affordable service to the community. Profits from the enterprise are ploughed back into the business.

The fact that T2M won this contract at the Centre for Theology is a very



positive endorsement of the business, both in terms of its standard of service, and its competitiveness in the open market. T2M's contract involves managing the grounds and maintaining the gardens, which includes setting up irrigation systems and planting out the various beds around the college. The gardens will then require ongoing upkeep on a monthly basis.

Farewell Maggie Mildenhall



It is with sadness that we say farewell to Maggie Mildenhall. Maggie has been such a welcoming face at our social meals. Not only is she a wonderful cook but her bubbly personality has endeared her to all of those residents lucky enough to enjoy her cooking.

Maggie is off to join Sandy Joffe in Broome. Some of you will remember Sandy from the Port Phillip Community group, where she was the Executive Officer for many years. We wish Maggie all the best for the future and hope that she will visit us when she comes back down to Melbourne.

Maintenance problems?

If you have a maintenance issue that occurs during office hours, call Sophia or your Housing Manager on **9534 1809**. They will take down all your details and arrange for someone to come and look at the problem. If the problem occurs on public holidays, weekends or after hours, please call the after-hours number:

1300 311 342.

Sardine and Tomato Tagliatelli

Serrés comme des



INGREDIENTS

- Oil
- ½ small brown onion
- 80g button mushrooms, sliced
- 1 clove garlic crushed
- 2 large tomatoes, roughly chopped
- 106g tinned sardines in spring water (no added salt)
- 75g uncooked tagliatelle (ribbon pasta)
- 1 tablespoon chopped flat-leaf parsley

METHOD

Coat frying pan with oil and place over a medium-high heat. Add onion, mushrooms and garlic. Cook, stirring, for 5 minutes or until soft. Add tomatoes. Reduce heat to medium-low and cook, uncovered, for 10 minutes. Flake sardines and stir through sauce.

Meanwhile cook pasta according to the instructions on the packet. Drain and return to the saucepan. Add the sauce to the pasta and toss to combine. Garnish with the parsley.



ST.KILDA
Community Housing Ltd

**102 St Kilda Rd,
St Kilda
Ph: 9534 1809
www.stkch.org.au**