

St Kilda Community Housing Ltd.

(and St Kilda Rooming House Issues Group Inc.)



2008 - 2009

Annual

Report

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CHAIR'S REPORT 2008-09

Our role as a community housing body, in business now for over a quarter of a century, has never been more needed. During this year further progress has been made in achieving our long-standing goal to build our stock of housing in St Kilda to provide a decent and caring community for single people without family or social networks.

The last financial year has seen further growth in our housing portfolio, a strengthening and stabilization of our Board's role and function and the ongoing commitment from our dedicated and experienced staff.

In the first months of 2008-09, the Board and staff of **St Kilda Community Housing** met to plan for two immediate challenges: the changing industry environment created by a new government regulatory framework, and the immense pressures building on our program from increasing numbers of homeless people failing in the wider housing market.

I am pleased to report that over the course of the year the Board members and staff working in our organization faced these challenges with distinction. During this year further progress has been made in achieving our long-standing goal to build our stock of singles housing in St Kilda.

Our Board members, who meet monthly and contribute to Sub-Committees, have achieved outstanding results in fulfilling their responsibilities, particularly in three main areas: financial oversight, new policy development and performance monitoring. Our growing financial strength arising from their work and that of our General Manager, has opened up further opportunities to improve housing provision. By the end of the financial year, we had five redevelopment projects under active consideration for funding and two new opportunities in the private market for potential acquisitions.

The highlight of our year was undoubtedly the successful funding application and planning development of a heritage-listed property in Grey Street St Kilda. With so few older properties available for upgrade and restoration to house low income single people, our organization was extremely keen to acquire 77 Grey St, a double Queen Anne Terrace, for community housing purposes.

Our development proposals for this property were initiated by our General Manager, John Enticott in January and by June this year we had completed project proposals ready for government assent. This \$8 million heritage project will be available for completion in March 2011.

Our staff have shown incredible commitment and care in often stressful circumstances arising from the wider housing crisis: Jeff Lyons, John Broderick, Jean Yinson, Sabina Rosser, Rose Manago and Anne Laffan.

The Board of StKilda Community Housing maintained a strategic focus throughout this challenging time. I wish to thank one of our longest standing Board members and Treasurer, Linda O'Meara who has resigned from the Board this year. She deserves our sincere thanks for her contribution to the Board. As her replacement, we were fortunate to attract Janet Cribbes, a St Kilda resident and distinguished former Council representative, as a new member to the Board.

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. B.A. MBA.
Chair
St Kilda Community Housing Ltd.

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5 Princes Street - a Uniting Church Property

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GENERAL MANAGER'S REPORT 2008-09

At the time of writing this report, the long journey to registration as a Housing Provider is drawing to an end. With the transfer of the Beach House property to St Kilda Community Housing the last obstacle in completing the process will be completed. Subject to the transfer of this property the Registrar has approved our application for registration. A big thank you to the staff and the Board for all their hard work and dedication.

As reported last year, we were disappointed with the Office of Housing's decision not to proceed with the redevelopment of Orrong Road. We felt strongly that the redevelopment of this beautiful property would help address the serious shortage of affordable accommodation for a range of local residents needing to access the health services available in Stonnington. This is a good example of the power sixty well connected objectors have when opposing a social housing project in their community; something many housing associations are experiencing with their new developments.

However our disappointment was short lived when last September the government purchased a replacement property in Grey Street for restoration and redevelopment into 34 units for St Kilda residents. We attempted to purchase this property in 2005 in a partnership with the City of Port Phillip and Port Phillip Housing Association. The opportunity Nation Building provided as part of the Rudd government's Stimulus has meant that we can commence development of this project many years ahead of plan.

Last year we reported in the Annual Report that we hoped to bring a large number of small, sub-standard rooms up to present day standards. Having completed our Asset Management Plan, we were well positioned to recommend a number of projects to the Nation Building team for inclusion in their recommendations for Commonwealth consideration. As well as the redevelopment of Grey Street we were able to bring forward several projects. The construction of eight units in East St Kilda; development of 21 shared rooms into 25 self contained accommodation; and the redevelopment of a further 57 shared rooms into 40 self contained units have, with Grey Street, given us the opportunity to convert 78 shared rooms into 99 self contained units. A great achievement and possibly the last major investment in social housing for some time.

Our Property Condition Audits have been completed and we are well into developing plans for each property and the works that are needed to refurbish and improve the living conditions within many additional properties.

Consolidation, after a period of change and growth, will continue to 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.

Many thanks to staff and the Board who continue to work tirelessly under considerable pressures. Thanks also to a supportive community who continue to amaze with their generosity and support of both our work and our residents.

John Enticott
General Manager

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Carlisle Street

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FINANCES

The Statement of Financial Performance for the two organisations, SCH and RHIG shows a healthy surplus of \$356,581. 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 report a combined figure of \$3,686,712 total assets and \$1,302,757 total liabilities resulting in net assets for the organisation of \$3,686,712, an increase of 94% largely due to the transfer of the Beach House property from RHIG to SCH and the removal of the Director of Housing's mortgage.

As of 30 June 2009 we held approximately \$545,000 cash on hand.

Copies of both organisations' fully audited reports will be available at the AGM and will be 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 also 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 2009	2008	2009	VARIATION
TOTAL ASSETS	\$4,011,515	\$4,989,469	24%
TOTAL LIABILITIES	\$2,112,855	\$1,302,757	-38%
NET ASSETS	\$1,898,660	\$3,686,712	94%
INCOME STATEMENT 2008/09			
TOTAL INCOME	\$1,521,072	\$2,083,498	37%
TOTAL EXPENDITURE	\$1,465,646	\$1,727,917	18%
OPERATING SURPLUS	\$145,013	\$356,581	146%



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PERFORMANCE

Stock

Over the past financial year, St Kilda Community Housing has managed 19 properties with a total of 318 rooms. The Rooming Houses range in size from 6 to 57 rooms and from small rooms through to self-contained accommodation. The properties consist of 16 leased under the Office of Housing Rooming House Program, two managed on behalf of the Unit-ing Church and one property of our own.

Gender

The gender composition of tenants has remained very similar over the past three years with men still outnumbering women by a factor of more than five. A priority for the coming year will be to boost the number of women living in our properties. The redevelopment of properties that will occur over the next financial year offers us an opportunity to move to-wards this goal.

Gender	To June 2009	To June 2008	To June 2007
Male	84%	82%	83%
Female	16%	18%	17%

Sustaining Tenancies

Over the 2008/09 financial year some 149 tenants vacated their rooms. Of these around 40 relocated to other rooms within the program – sometimes more than once. This repre-sents a large drop from the 331 of the previous year. But, as the table below illustrates, there is a significant level of stability across the properties with the average stay now back up to 3.2 years. The longest resident has been with the organisation for 21 years; a further 57 tenants have been with us for ten years or more.

Length of Stay (449 Tenancies) 2008/09						
	<3 Months	3 - 6 Months	6 – 12 Months	1 – 2 Years	2 – 5 Years	> 5 Years
2008/09	78	49	81	92	68	81
(Average Stay 3.2 years)	17.4%	10.9%	18.0%	20.5%	15.1%	18.0%
2007/08	113	85	74	67	59	91
(Average Stay 2.8 years)	23.1%	17.4%	15.1%	13.7%	12.0%	18.6%
2006/07	122	34	64	73	57	93
(Average Stay 3.2 years)	27.2%	7.6%	14.3%	16.3%	12.8%	20.8%



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Vacancies

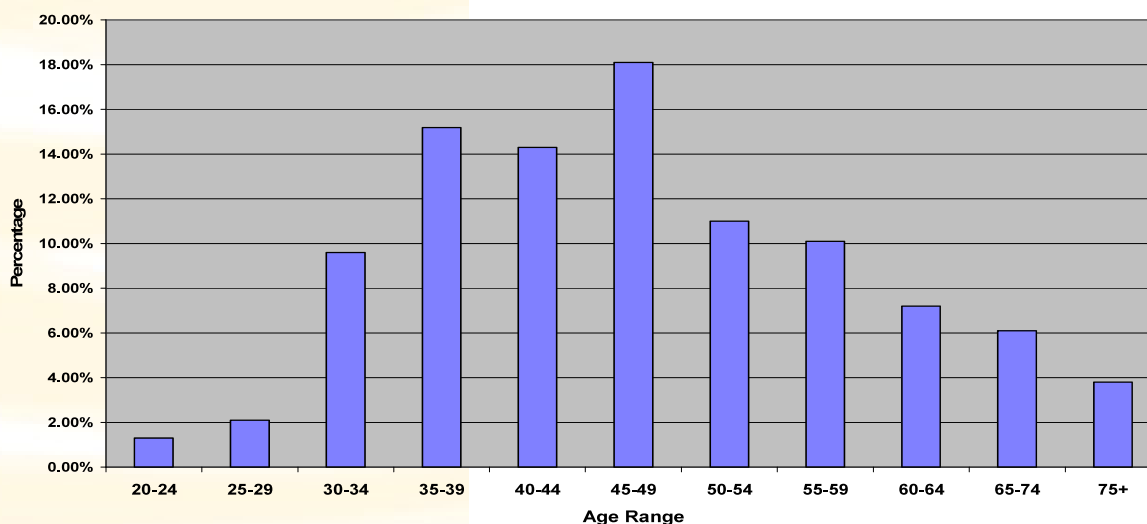
The number of vacated rooms is almost 24% down on the previous year. Whilst it is not possible to be definitive, this drop does illustrate the tightness of the housing market for people living on very low incomes.

The number of rooms vacated by tenants over the year was 149, with some rooms being vacated more than once over the twelve month period. An issue of interest to the organisation is the length of time that rooms were left vacant in between tenancies as this is not simply a financial loss but has an impact upon housing outcomes for disadvantaged people. The average time vacant per tenancy was 17.1 days. But closer examination shows that 102 rooms were vacant for less than 21 days, whilst only 47 were vacant for more than 21 days. Given that 21 days is considered a benchmark for re-letting rooms, this is a very good outcome. What makes this such a good result is that the matching of residents to the various houses can be a time-consuming and difficult task.

Age

This past year shows some other significant differences from the previous years. For example, we reported last year that the average age of residents was declining as more younger people sought accommodation. In fact, last year showed some 23% of residents were under 35 years. This trend has been reversed as, as the table below indicates, residents aged 35 years and under now represent only some 13% of residents – a decline of 10%

Age of Residents



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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, "jobbing staff" and other residents working to maintain our properties in good condition.

Mick, Frank, Harry, Robert, Terry, Hilton, Brett, David, Egons, Ross, Craig, Neil, 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 and Property Managers

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

The Board

A very big thank you to the Board for all their support and encouragement throughout this year. We all hope 2010 is a better year for all our residents, with opportunities for them all to share in the economic prosperity. Especially those on Newstart who seem to be the forgotten victims of the Global Financial Crisis.

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SCH Facts at

November 2009

- 19 properties .
- 467 Tenancies throughout 08/09.
- 318 Rental Units Comprising:
 - 227 Rooms
 - 72 Bed Sitter Rooms
 - 19 one bedroom flats
- 16% female tenancies throughout 08/09
- Trend back to older resident population: approximately 27% are under 40 years old, a big drop from 2007/08
- 149 new tenancies were commenced in 08/09, well down from 231 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 residents: 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, South-Port Community Housing and Prahran Malvern Community Housing who provide advice and assistance to us all year round. Gary Spivak and Kate Incerti, staff and Councillors from the City of Port Phillip. All the 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 Office of the Registrar and Housing Sector Development within the Office of Housing. Bruce Foote and Staff from MDB Consulting.

To all of our residents and friends:

On behalf of the Board, and Staff of St Kilda Community Housing Ltd and St Kilda Rooming House Issues Group Inc., 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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