



ST.KILDA
Community Housing Ltd

creating opportunities

annual
report
2015

BUILDING HOUSING communities in St Kilda

Cover photograph by Leontine Bel, 1926 No. 2



Our goal is to increase housing opportunities for low income and disadvantaged adults in St Kilda by expanding the supply of affordable housing.

we cannot achieve this goal on our own.

If you would like to contribute to our work please call us on (03) 9534 1809 or email admin@stkch.org.au

All donations over \$2 are tax deductible.

We would like to thank the following for their generous support of our works through grants:



CITY OF PORT PHILLIP

Kilfera Foundation

Leontine Bel, 1926 No.4.



Photographs used in this Annual Report are courtesy of members of the St Kilda Community Housing Photography Group and Simon Kosmer.

All photographs from the Photography Group are available for purchase. Please call 9534 1809. All proceeds go to the photographers.



contents

Chair’s Report	2
General Manager’s Report	3
The Board	4
Opening Up Opportunities	
T2M	5
Community Land Trust	6
Going Green	8
Meet Dennis Bezzant	10
Branching out in New Directions	
Fundraising & Communications	12
Friends of StKilda Community Housing	12
The Dinner	13
Looking to the Future	13
Skysdesign	13
Advocating for a Fair Go	
Without a Home	14
Asylum Seekers	15
Community Engagement of SCH Workers	15
Improving Lives	16
Our Service Statistics	
Source of Income	18
Age of Tenants	19
Length of Time with Us	19
Gender	19
Finance Report	20
Our Local Partners	21



Dean Briggs, At the barrier.

Chair's report

paul madden



The appointment of a new Housing Minister, Hon. Martin Foley, in a new government in September 2014 offered new possibilities for social housing reform. Could it be a fresh start in housing? At St Kilda Community Housing we hope so. For over thirty years, in addition to housing people who are in need of long-term, affordable housing, we have fought for urgent new policy directions. We are not just managers; we are advocates for housing justice.

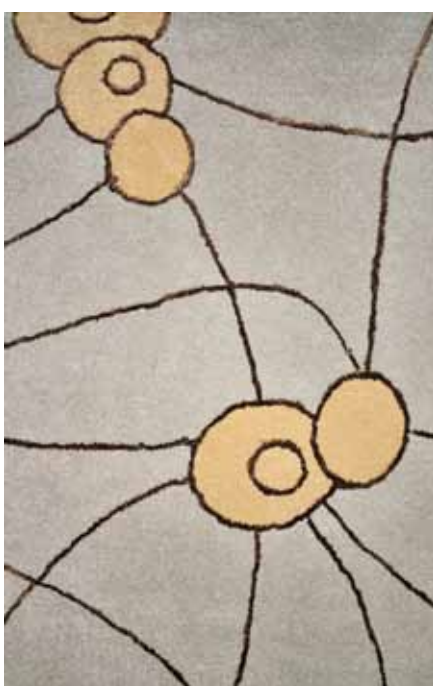
Our social enterprise T2M, now in its fifth year as a fledgling small business, is proving its worth. We have always believed that the provision of safe secure housing can be a springboard for residents to become more involved in work and learning. With its new leader Peter Dunn, T2M is currently employing up to twenty residents in our maintenance, cleaning and gardening services. Our current focus now and over the next 12 months is on developing job opportunities for our women residents.

Our progress in 2014-15 has been achieved only with the support of our long serving staff, community supporters, welfare organisation partners, stakeholders in all levels of government and Board members devoting their time and expertise to the development of our organisation.

I thank our Board and our hard-working staff who have made a wonderful commitment to further our program in 2014-15. During the year we farewelled Geoff Barkla after seven years and Catherine Harris after three years with the Board. We have also recently welcomed two new Board members Liz Johnstone and Ian Graystone.

John Enticott, our General Manager, and Mandy Leveratt made outstanding contributions to our organisation's growth and development during the year.

I congratulate our two staff members John Broderick and Jeff Lyons who achieved over thirty years of service with our organisation. As founding members, they have much of the credit for building an organisation that has alleviated housing poverty for over three thousand people in that time. This year we celebrate their singular achievement. For the future we will continue to demonstrate recognised leadership in singles housing in the area and focus on improving opportunities for marginal groups to participate in housing communities.



Craig Robertson, Spots of contention.

Housing policy prospects under the previous government were bleak other than proposals for stock transfers from public housing. Not even community housing stock such as Elenara was safe; but through an active community campaign with over three thousand subscribers we overturned this decision. The new government announced its reprise and plans for the refurbishment of Elenara are now underway.

The new Minister believes in the central role of housing in tackling disadvantage and he is interested in innovative ideas to progress this.

We have one! During the last financial year we have been actively working towards the establishment of a community land trust in Melbourne to break through the affordability crisis. It will be the first of its kind in Australia. How it would work is set out on Page 6. We would like to take this opportunity to thank the Lord Mayor's Charitable Foundation for their support as a key partner in this ambitious project.

For over thirty years, the people on our waiting list facing displacement or homelessness have relied upon our organisation to provide a steady stream of new housing to meet their needs.

We look to partnerships with the new government to support our growth over the next three years.

general manager's report

JOHN enticott



Michael Warnock, Fruit & Veg.



I would like to endorse the comments of the Chair, Paul Madden and add my thanks to Paul and the members of the Board, staff, managers and residents for their contributions throughout the year.

It has been another successful year for St Kilda Community Housing. Our social enterprises have continued to grow and provide work opportunities for residents and others interested in re-engaging in the workforce. T2M has provided work and training opportunities for over 40 people since its inception in 2011 and SkysDesign is making headway in a highly competitive environment.

As a result of a lot of hard work by Board member, Janet Cribbes and Quality and Service Manager, Mandy Leveratt, we conducted our first serious fundraising event at the St Kilda Town Hall. A full house of almost 200 guests attended and helped raise almost \$15,000 towards the cost of our Tooth House solar power installation. The meal which was provided by HEAT, a social enterprise of Melbourne City Mission, was enjoyed by all and we thank Jeanette Elliott and her team of young people for their marvellous contribution. A list of the sponsors for the successful evening can be found at the back of this report.

This year we completed the solar panel installations on six properties with the remainder scheduled for 2015/16. We are also converting all our properties to LED lighting at a projected cost of \$80,000, with an approximate two year payback and savings

of approximately \$40,000 annually from the third year. For a total investment of less than \$400,000, SCH will be able to minimise our carbon footprint, provide better services to our residents, control the impact energy costs have on increasing rents and provide work and training opportunities for our residents.

Last year we reported on a pending battle to save our rooming house Elenara, and with the election of a new government, that goal was achieved. Design of the redevelopment of this iconic building is under way and hopefully next year we will report on a completion date. The proposed redevelopment of Elenara will include solar panels and battery storage with the grid only used for top-up. This redevelopment will remove the need for gas heating and hot water and rely solely on electricity for all power: much of it from the sun.

While housing affordability for single people dependent on pensions and benefits continues to be a significant issue, a lack of housing availability for this group persists. In the inner city of Melbourne less than 0.1% of housing stock is affordable for those placing their names on our waiting list but much

of this 0.1% is being occupied by potential home buyers unable to access the market due to the record high cost of entering the market. That is why we are looking at new solutions to this problem.

I would like to thank the SCH staff team who carry out the real work of responding to residents needs in a professional and respectful way. Their commitment to improving the lives of every one of our residents is an inspiration. I would also like to thank managers, Mandy, Linda, Peter and Michael for their commitment and support throughout the year. Peter joined the team as Facilities Manager from Common Equity Housing Ltd following the retirement of Colin Frauenfelder. Colin joined the team in 2011 for two years and stayed for four. His contribution in setting up systems and managing the establishment of T2M Maintenance Service was invaluable and we wish him and his wife Penny a happy and rewarding retirement.

Finally I would like to thank the residents for their support, encouragement and suggestions on how we can improve our service.



Board of Directors

geoff barkla

Geoff joined the Board of St Kilda Community Housing in 2007 following the transition of the St Kilda Rooming House Issues Group into St Kilda Community Housing. Geoff has been a great asset to the Board and staff. His knowledge and attention to detail not only contributed to the development and growth of the organisation but Geoff quickly became a key member of the Board in the development of sound asset management systems and processes. His support of the Chair and General Manager also made possible the establishment of our maintenance service, T2M.

Geoff also brought to the Board a unique understanding of the rooming house sector and the challenges rooming house residents experience in their day to day lives. Geoff moved into South Melbourne and lived next to and across the road from three larger rooming houses in that area. Befriending a number of rooming house residents experiencing

difficulties in managing their lives, over the years Geoff and his family embraced the opportunity to assist a number of these men. His commitment to a fair go for rooming house residents has enhanced our service system. Geoff is missed and we wish him and his wife, Jennifer a long and healthy retirement.

mary bartlett

At the same time, we have welcomed Mary Bartlett, General Manager of Community Services at Sacred Heart Mission. Mary is well-known across Port Phillip and she brings great skills and experience to the Board.

Mary has replaced Catherine Harris as the Sacred Heart Mission representative on the Board but we have not lost Catherine entirely as she has agreed to remain a member of the Finance Sub-Committee where her skills are greatly appreciated. We thank Catherine for her commitment.



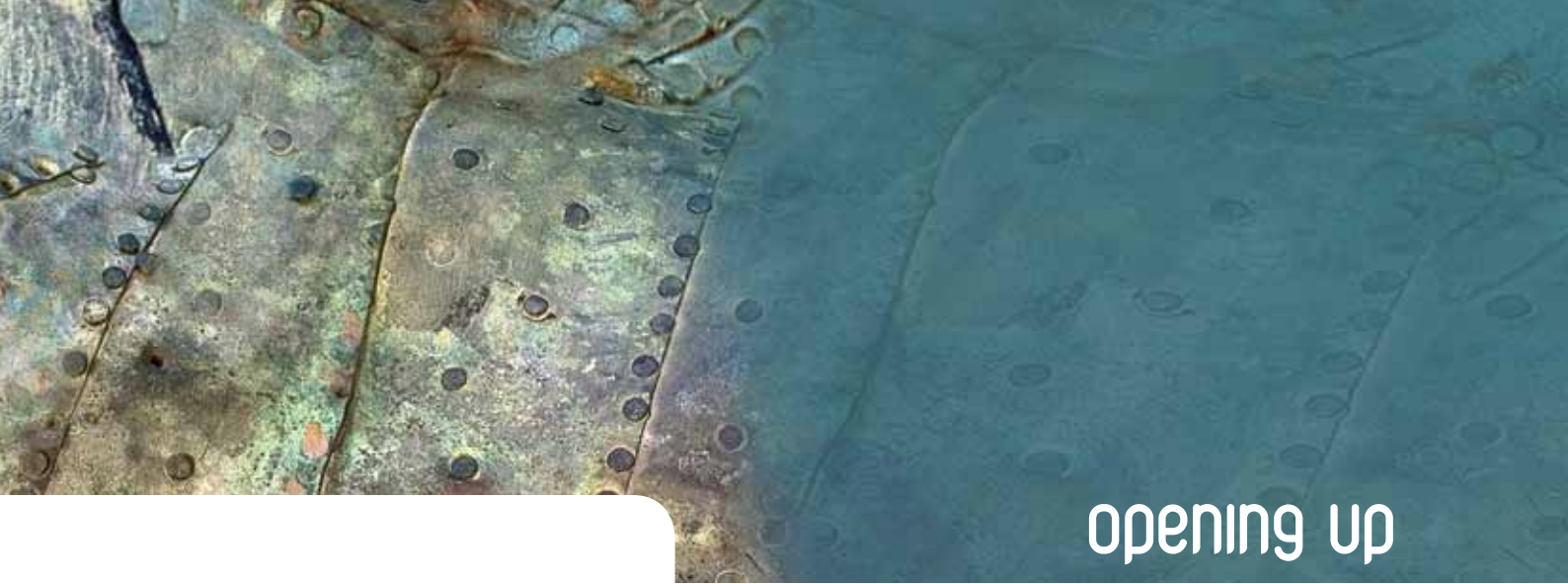
Geoff Barkla



Mary Bartlett



From left to right: David Gibbs, Janet Cribbes, John Tansey, Liz Johnstone, Mark Gove and Ian Graystone.



opening up opportunities

t2m goes from strength to strength!

The past year has seen some major changes to T2M, our maintenance social enterprise. The original manager of the service, Colin Frauenfelder, retired; as did the first administrative assistant for the project, Trevor Thomas. Their contribution to the enterprise was invaluable and the enterprise could not have succeeded without their skills and experience. However, following our participation in the Social Traders Thrive program, we realised that T2M needed some additional skills to take the social enterprise to the next level.

This has resulted in a completely new line-up for the enterprise. Peter Dunn is the new full-time Facilities Manager, and Manager of T2M; Michael McGann has joined us as the part-time Business Development Manager and Sophia Colling is the new Administrative Assistant.

Over the past 12 months T2M has provided employment opportunities for 22 of our residents. Sadly, not all have been able to maintain their employment with us but we are pleased to report that most are still with us.

Part of the work over the past 12 months has been to consolidate old partnerships



T2M Staff Michael McGann, Sophia Colling, Peter Dunn & Dennis Bezzant.

and develop new ones. One partnership that is thriving at the moment is that with Sacred Heart Mission (SHM). The Mission has been extending its range of op shops and has called upon the skills of T2M staff to assist them. To date, George Georgakalis and Peter Mihelis have been involved in the complete refitting of the two new op shops in Fitzroy. Here's what Wade Piva, Manager of Op Shops, had to say about their work:

"I just wanted to sing the praises of Peter and George for the work they recently did at the new store. It was a huge help and it all looks fantastic."

The photograph shows what a good job they have done. The SHM partnership has also involved T2M staff taking over when the SHM maintenance staff have taken leave and when there has been an urgent need for additional workers.

T2M staff have also been involved in continuing to improve the amenity for residents at the Gatwick Hotel. In 2013-2014 we assisted in a local project which has seen all the external doors fitted with electronic keys. In addition about a dozen cameras have been installed inside and outside the building. During 2014-2015 staff have assisted with additional security measures and other maintenance matters.

Following the change of Government in November 2014, SCH commenced discussions with Departmental officers concerning the pre-election announcement that there would be \$600,000 available to improve the physical amenity of the Gatwick and that this funding would be managed by SCH. Much of the work involved will be undertaken by T2M staff.



The new Fitzroy Sacred Heart Mission Op-shop.

opening up opportunities continued

community land trust: a new HOUSING opportunity

Community Land Trusts (CLTs) provide people who live on low or moderate incomes access to secure, stable housing and a regulated means of wealth generation. A CLT is an independent, non-profit, membership-based entity that retains ownership of the land thus reducing the cost of a dwelling by up to 60 per cent.

permanent affordability of HOUSING

A CLT protects availability of housing for future residents by ensuring affordable resale of homes and making improvements to the land. Shared capital gains provisions contained within the ground lease agreement guarantee partners a fair return on their investment while protecting the community's investment of public and private resources that go into creating a CLT.

commitment to LOCAL CONTROL

CLTs that use the 'Classic' governance structure (see the Australian Community Land Trust Manual) are community-based and democratically controlled, so the community—including residents and the members—decide how the CLT is managed for future generations.

FLEXIBILITY

This housing model is flexible. By offering an opportunity to address economic and personal changes in circumstance, CLTs can ensure security of tenure is maintained, for example, through a shared equity arrangement. In addition to affordable housing, land may be made available for community gardens, playgrounds, parks, local businesses and other beneficial community uses.

Commonplace in the United States, CLTs are now taking off in the United Kingdom. Hopefully Victoria will have the first one in Australia, following ongoing work begun five years ago by St Kilda Community Housing and other organisations across Australia led by Dr Louise Crabtree of the University of Western Sydney. The first stage of the project entailed development of useable resources, in the form of a manual, to address potential



operational, legal and financial issues and decisions. The Australian Community Land Trust Manual can be accessed from the SCH web site homepage at <[http:// www.stkch.org.au](http://www.stkch.org.au)>. Stage 2 is currently under way and its focus is on detailed case studies and financial instruments which will be incorporated into later editions of the manual.

a community land trust in St Kilda?

CLTs are particularly appropriate for an inner city community like the City of Port Phillip as they can be used to attract key workers who want to live in the community where they work. They also provide the possibility of mixed investment developments that may include households unable to participate in the CLT's property partnership model but who may be eligible to rent within a CLT development, thus improving diversity and opportunity for households on lower incomes.

In March 2015, SCH was successful with a proposal to the Lord Mayor's Charitable Foundation for seed funding to develop a CLT model that makes use of state government land and is focused on a variety of pricing structures. SCH has committed to the establishment of a technical reference group that can draw on the skills and expertise of a wide range of individuals. Part of the work plan for this group will be to assist SCH to identify suitable projects for key workers, low-waged workers and low-income households interested in a CLT investment.

Under this model of a CLT, as controller of the land, the CLT can also lease unused land to affordable rental housing developers such as Registered Housing Agencies, and control the rents they charge through a ground lease, thus expanding the supply of social rental housing.

Following the launch of Stage 1 of the project, SCH has been looking for a suitable property to test the viability of a CLT in St

Kilda. Finding a property that meets our requirements has proven difficult, however we remain 'in the market' for the right property and would be interested in hearing from anyone who would like to assist us in this search. We hope by this time next year to be able to announce not just the formation of a CLT but also its first development.

Mark Kennedy, After Caravaggio



opening up opportunities continued

Low income is no barrier to going green!

Last year we reported that the Board of St Kilda Community Housing had agreed to the installation of 150kW of solar power via photovoltaic panels on the roofs as well as the installation of LED lighting across all the properties. 2014-2015 has seen this project come to fruition with the help of Alex Houlston and Tosh Szatow from **Energy for the People**.

Over the past twelve months, six of the houses have had the panels installed. The energy produced, and carbon emissions saved, for one of the houses can be seen here:

We anticipate that there will be a real time link to all of the houses and this link will be on our website as soon as it is fully active.

Why SCH decided we needed to convert the properties to solar – with the gradual shift from gas hot water and heating systems to electricity over time as well – was because of the unsustainable rises in the power bills for the properties. These rising energy costs had resulted in increased rents for residents.

The following table illustrates what has been happening over the past four years.

Year	Cost of Bills	Year on Year % increase
2010-2011	\$135,588	0
2011-2012	\$181,759	34%
2012-2013	\$271,620	49%
2013-2014	\$306,703	13%

Improved battery technology – such as the Tesla Powerwall – will enable load-shifting ie storing excess power in the battery during peak production and then using it during peak usage times after dark. These will be arriving in Australia next year.

As battery technology improves further the longer-term vision is for the houses to go “off grid” entirely.



fundraising

Most of the funding for this project is coming from the SCH reserves. However, in March 2015, Minister for Housing and local member, Martin Foley, launched the first ever crowd funding campaign for solar panels at the Dogs Bar in St Kilda. The aim was to raise \$30,000 to fund the panels for Tooth House. Whilst we fell a little bit short of our target, it was still a great result. Our friends Alex and Tosh also produced a short film to encourage people to donate called "Fund the First Step". The film can be viewed using this link <http://www.thepeoplesolar.com/projects/st-kilda-community-housing/> or by visiting our website <http://www.stkch.org.au/the-peoples-solar-project/>

We would like to thank all those who came along and supported the event as well as those who generously donated to the campaign.

employment opportunities

The second phase of the "Going Green" project is the installation of the LED lighting. This work will undertaken by our social enterprise T2M, thereby providing additional work for the team. Our hope is that by training staff in how to install LED lights, they will be able to transfer this skill more broadly to similar projects both within the community housing sector and in commercial ventures.

We believe that there will be a high demand for these skills over the coming years.



Jenny Minogue, Pink shoes.



Alex Houlston explains to board member Mark Gove how the crowdfunding works. Also in the picture are Stephen Nash, CEO of CEHL, and Christine Witton from the Housing Registrar's Office.

opening up opportunities continued

meet Dennis Bezzant - tenant, employee and photographer



Dennis Bezzant, Vertical time line.

When did you first become a tenant with us?

The first time was way back in 2008. I was here for about 3 years and in that period I was doing full-time study and then I went to Darwin; and more recently I arrived back in Melbourne in April.

You were part of the original photography group back in 2009-2010?

Yes, there were, I think 5 of us. It was great, a great experience and good to participate again in an activity like that.

Can you tell me more about your background in photography?

Yes. I'm of the opinion that sometimes a job chooses you, rather than you choosing a job and when I left school I found myself in an advertising company, Alexander Moulton here in Melbourne. After a few months they didn't know what to do with me so they put me in a darkroom. You know, "out of sight and out of mind". And it blossomed! Soon I was doing a lot of the printing for them and a lot of the photography for their advertising schedules. Then I got a job in commercial photography with a professional photographer also in Melbourne and I also did some study at RMIT. But it wasn't until again in 2008 that I took up photography again.

Can you talk about what's it like being part of a group with that whole mix of different people that we have who come along to the group?

It's a really interesting and diverse group of people. People fascinate me. I think it's part of the photography thing. The different personalities, the histories, the baggage if you like, that all comes along and yet we're a group. We've grown and developed from that. We share in the creative aspect too and we begin to see other people's way of looking at life. Take some of the images here for example, they are all so diverse, so different, but there was an idea behind each image. It always stimulates good conversation. It's a way of sharing through creative activity. That's what I enjoy and what I think most of us get out of it.

We've been very lucky having Carmel Louise as the teacher for the group.

Absolutely. Carmel is not only technically proficient but she also has the ability to relate and the ability to be incredibly patient. In this context everybody's firing questions at the same time and she has to be incredibly patient. And I think there's a sense of presence from Carmel.

Every year we hold an exhibition and the last one was the most successful ever. What's it like when you go into the exhibition and see your pictures on the wall?

It was a great gallery for the exhibition (Gasworks). There's a lot that goes through my mind when there's an exhibition. It was a group exhibition which is quite different from a one man show. I have had one man shows so I have some form of comparison. It's wonderful, great to be just part of that energy because it's a group energy. You're just interacting with other folk. There's this incredible situation where their self-esteem just blossoms.

You think: "That's part of me on that wall". It's a funny thing, the first time I experienced that I was teaching black and white photography in Brazil; they came from the Favela and they could barely put shoes on their feet. They'd seen cameras but only in pictures but after about a month or so they exposed their first film and processed it and looked at it. It was just sheer joy: "That's me. I did that!"

When you're in the situation we are in here in St Kilda life is sometimes incredibly harsh and hard to figure out how to find your

place. So I think it (photography) becomes a very sociological activity as well, because in photography you produce these wonderful images that are thought driven. So when you walk in you see this excitement, you sense it.

This time around Dennis we've got T2M and you've been part of T2M for 6 months or so. What has it meant to you for us to be able to provide you with some employment opportunities?

It's something I've been very aware of. Just last night I was thinking about this and how much work, or the place of work, has in one's life. What it contributes aside from the financial. It gives you a sense of meaning even if you're just sweeping a yard. I've never done this sort of work before so for me it's been a bit of a learning curve. But I get up each morning with an inkling of meaning and a purpose: you have to be somewhere by 9 o'clock and you have to regulate yourself. So if you have that sort of structure your mind can't wander.

A lot of people are not working who live in community housing but I think work contributes so much it doesn't really matter what you do so long as you're there and you can focus on something. That focussing and being a part of something like the working group we have here - if you do have problems, they all get suspended, they fall off because you are concentrating on something else. Otherwise they mount up.

How did you find your way to SCH?

As I said before sometimes the job chooses you. I left Australia in 1989 and I worked in Malaysia, Korea and South America. I'd been working sometimes for almost nothing. When I eventually came back in 2008, in those 20 years Australia had just changed culturally and economically. I didn't recognise my own country. The only thing I knew were the street signs - they were still there. So I arrived back with almost nothing. It was a total shock and it hasn't improved much since.



Dennis Bezzant, Horizontal line.

branching out in new directions

Fundraising and communications

In the changing world of the not for profit community sector, with changes to government funding, new partnerships and the creation of large organisations through strategic amalgamations, the Board of St Kilda Community Housing decided to broaden the way in which SCH had been communicating with key groups such as Government, strategic partners and, most important of all, the general community.

A key driver for this new direction for SCH came from the decision last year by the previous government to consider the sale of Elenara, rather than proceed with

its renovation. The response we received from the Facebook site and film that Simon Kosmer made for us (with over 3000 views) convinced us that if there is to be a future for community housing, and particularly rooming houses, in the inner city then we have to keep the local community informed.

our strategy

Our plan is to deliver an incremental three year strategy to demonstrate the success of our work to ensure people understand what we do and inspire the community by our vision for community and affordable housing. The fundraising strategy was approved by the Board in 2014 with the following three main goals:

1. Set up Friends of St Kilda Community Housing with a view to convert friends to potentially becoming donors.
2. Organise a Community Dinner/Fundraiser
3. Establish a Bequest Society for legacy donations

As part of this strategy, our communication goals are to:

- help us achieve our overall organisational objectives
- engage effectively with stakeholders
- demonstrate the success of our work
- ensure people understand what we do

friends of St Kilda community housing

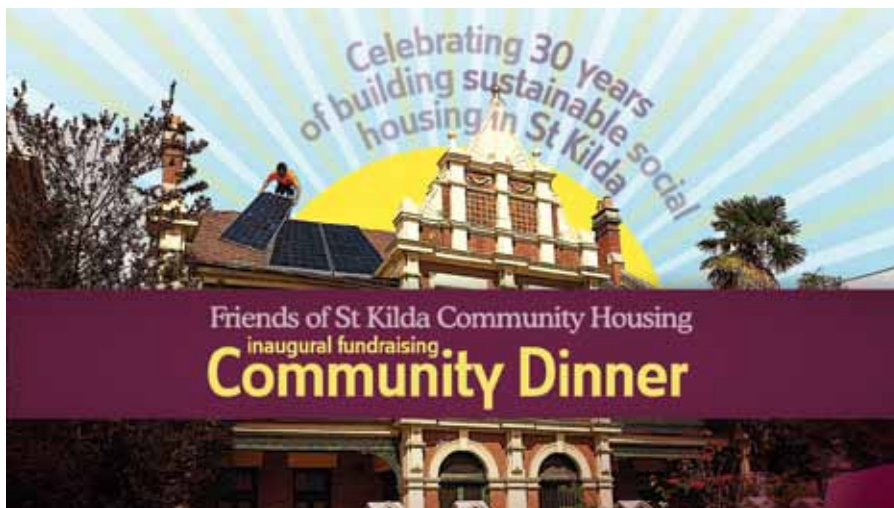
This is another of the new initiatives set up during the past year. The very first newsletter



went out in March 2015. The idea of the newsletters is to keep people informed as to what we are up to. The newsletters will be sent out between 3 and 4 times a year to ensure people remain engaged with our work.



Mark Kennedy, Silver Reflections.



LOOKING TO the future

We are currently working on a series of lunches with John Enticott and some key stakeholders, the purpose of which is to enable John to brief them on the various activities of SCH, such as the Community Land Trust, in an effort to garner support. We are also continuing to plan for the popular forums that provide topical information to the sector and community alike. The first of these forums will be rolled out in 2016.

In the meantime, we will continue to grow our Friends group and we will also establish a donation portal on our website that will enable people to make tax deductible donations SCH in support of our innovative projects.

SKYSdesign

In December 2014 St Kilda Youth Service (skys) merged with Melbourne City Mission and skysdesign, which used to be a graphic design social enterprise of skys, needed to find a new home. St Kilda Community Housing came to the rescue and so in January 2014 SCH took over the social enterprise

In 2015, skysdesign received two grants – from the Lord Mayor's Charitable Foundation and the Scanlon Foundation. These two grants enabled the rebranding of the enterprise, research into digital marketing and the creation of a non-accredited graphic design training program that our graphic designer, Ana Maria, will deliver. We also welcomed Stuart as a trainee and he has already contributed to projects.

the Dinner

We were overwhelmed by the success of our first event The Friends Of St Kilda Community Housing Inaugural Community Dinner on 1st May 2015. The theme of Making A Difference was to celebrate more than 30 years of building housing communities in St Kilda and the innovative project of rolling out solar panels across the houses managed by SCH. About 200 people joined us for a night of fun and frivolity.

Colin Lane was the Master of Ceremonies and he was a wonderful host for the evening. Entertaining, witty and warm, he set the scene for a wonderful event. Diana May Clarke and her band provided a night of music and dancing. The local social enterprise HEAT (Hospitality, Employment and Training), provided an outstanding menu of delicious food; the dessert was very kindly donated by Marcia Crocker, a local mum. Our warmest thanks go to all the guests on the evening who made the night an absolute success and helped to contribute to the \$15,000 we raised for our solar panels project. We would also like to thank local real estate agent Sam Gamon for his amazing performance as auctioneer of the fantastic donated prizes – which included a holiday in Bali.



Colin Lane & Jeanette Elliot.



Paul Madden & Janet Cribbes.



Randall & Desleigh Kent.



Without a Home

St Kilda Community Housing has maintained its commitment to social justice over the past 12 months in a number of different ways. The announcement of the state election in November offered us the opportunity to position housing and housing affordability as a critical issue for all the political parties.

As a result, and with the assistance of Simon Kosmer, a graphic designer and social media expert, we came up with thirteen different posters. Each poster was designed to highlight what happens to people across all demographics when they don't have a home. The themes of the posters included an older woman losing her independence, an Aboriginal girl not being able to go to school and a young couple having to live in their car.

Our sister agencies here in the City of Port Phillip – Port Phillip Housing Association and Southport Community Housing Group – joined us in this campaign. We do not know what impact, if any, the campaign had on party policies but we do know that the posters reached a large number of people.

The campaign was launched by Father Bob Maguire, a much loved local resident. We are gradually turning the posters into information sheets published on our website. These information sheets contain useful data that directly link lack of housing to a variety of other social ills.



ASYLUM SEEKERS

The Asylum Seeker LINC Facebook site <https://www.facebook.com/lincportphillip> continues to be extremely popular on social media. The page has received almost 350 likes to date. More importantly the site still enables us to act as the go-between between the asylum seeker support agencies and those in the community, especially when those agencies are in need of material support.

SCH also sees the site as key in helping to disseminate stories, articles and photographs from a variety of different sources so that visitors to the site can improve their understanding of some of the debates and, if they choose, become more active within their own local communities. SCH believes that the issue of asylum seekers is a social justice issue and, as a community housing agency that has spent more than thirty years fighting for the rights of the most disadvantaged to affordable housing, is a sine qua non for us. An article about the LINC project appeared in the November 2014 edition of *Parity*, the journal of the Council to Homeless Persons.



David Aaron, *The red baron*.

COMMUNITY ENGAGEMENT OF SCH WORKERS

From the moment the St Kilda Rooming House Issues was formed, back in 1982, advocacy was central to the work of the organisation. Then the immediate focus was upon saving rooming houses from the wreckers' ball as well as campaigning for the legal rights of rooming house residents. That advocacy was successful: a number of old mansions were saved and converted into community managed rooming houses whilst rooming house residents were eventually included in the Residential Tenancies Act in 1989.

These days the focus remains on saving rooming houses – last year we swung into action when we thought Elenara was going to be sold – but we are equally focussed on a range of social justice issues.

SCH is unusual in that three of the housing managers have been with the organisation for more than 25 years. This extraordinary continuity manifests itself in the breadth of local activism and involvement.

For example, Jeff Lyons is just this year standing down as Chair of the Port Phillip Community Group after 28 years service. And Anne Laffan has been an advocate for the social meals program from its inception in 2002. Anne is also involved in Roomers, the

magazine which provides an outlet for the poetry, fiction and non-fiction work of rooming house residents. John Enticott and John Broderick both spent terms as St. Kilda City Councillors. Their role was critical in the City of St. Kilda, now the City of Port Phillip, investing in projects that house hundreds of residents in quality, affordable accommodation.

Jean Yinson is an icon of the community with voluntary outreach roles with a number of community groups including Sacred Heart Mission and ReLink. John Hedley's former career in the horse racing industry has come in very handy for those residents who like a flutter but are no longer capable of getting to the bookies. More seriously, his prior experience in the drug and alcohol sector has proved invaluable when dealing with so many vulnerable residents.

Of course, SCH staff are also represented across a number of community forums – from the Community Housing Federation of Victoria, to presentations at Housing Registrar sector meetings through to City of Port Phillip-specific forums such as the Rooming House Network and the wonderfully named PPASHIN – Port Phillip and Stonnington Housing Information Network!

advocating for a fair go continued

improving lives

mentoring project

Last year we reported that we had received a grant of \$10,000 from the City of Port Phillip to establish a Mentoring Life Skills Project. The purpose of the project was to ensure that as many of our more vulnerable residents were assisted to hold on to their tenancies for as long as they required.

The impetus for the project came from the dramatic impact the nation building projects had on our stock profile. We went from 73% of our rooms located in houses with shared facilities in 2004 to just 27% by 2013. As a consequence, residents who had been managing fairly well with just

their own room to look after suddenly found themselves having to cope with taking care of a kitchen and a bathroom as well. This might not sound like a huge change but it has to be remembered that for many of our residents they have spent much of their lives just living in one room. Effectively we had found that living in traditional rooming houses can, over time, produce similar effects to institutions in terms of a person's capacity to live independently.

We have been engaging overall with approximately 20 tenants. The mentors have been recruited from our tenants as

well. Tenants participating in the project have been assessed via a modified life skills profile tool to determine where their skills were at the start of the project. A second assessment will be administered early in the 2016. The project was originally intended to finish by June 2015 but we were granted a 12 month extension by the City of Port Phillip because of the complexity of the project.

A final report will be ready by mid-2016 and will be available via the website.



Mentor Paul working with Craig.

David Aaron, Federation sparrow.



social meals

2014-2015 saw the social meals program go from strength to strength. From a small program delivered in just two rooming houses, it now provides meals across 6 houses with a further expansion scheduled for 2015-2016. The original program was a collaboration between SCH and the City of Port Phillip. Since then, our main collaborator has been the Port Phillip Community Group.

We would like to take this opportunity to thank Maggie Mildenhall, in particular, who can take most of the credit for the tremendous success of the meals. Not only does Maggie produce a delicious and diverse array of food but she has encouraged the residents to become involved in all aspects of the meal – from buying the food to preparation through to cleaning up afterwards. One house was so appreciative that they got together and prepared the meal themselves as a special thank you to Maggie for all her hard work.

We would also like to thank Janita Ryan and the Kilfera Foundation who have donated over \$5,000 for the further expansion of the program.



Maggie Mildenhall (centre) and the tenants at Princes Street enjoying their meal.



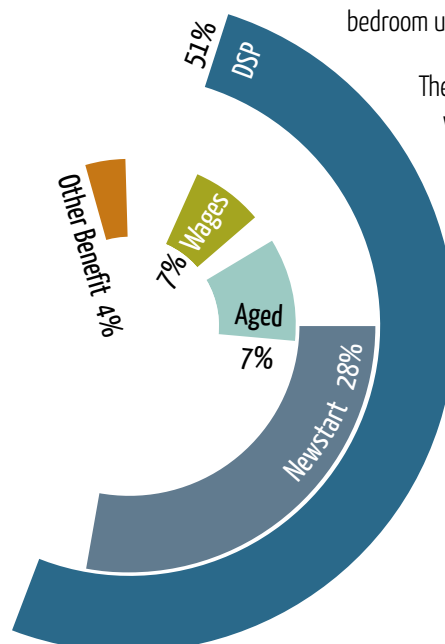
our service statistics

2014-2015 was yet another year of consolidation, as far as our houses and tenancies were concerned. SCH's energies have been devoted to all those other areas that are designed to improve the quality of life of our residents. Those activities are documented elsewhere in this Annual Report. But the profile of our tenants changes from year to year, so this page is designed to give readers an insight into our tenant profile.

source of income

Tenants' incomes have barely altered from the previous year. The trend towards higher numbers of residents reliant upon Newstart Allowance (NSA), which has been increasingly evident over recent years, continues this year. Yet again, this highlights the difficulties single people living on NSA experience.

To put this into some perspective, in the June quarter 2015, only 16 Metropolitan Melbourne properties for rent were affordable for a single person on Newstart – or 0.3% of all one bedroom dwellings for rent – only one of which was located within the City of Port Phillip. Across the whole of Victoria, only 2.6% (172) of one bedroom units for rent were affordable.



The proportion of tenants who are waged has remained the same as last year. However, a big change for SCH lies in the number of waged tenants who are employed within our social enterprise T2M. Further information is provided in the report on T2M in this publication.



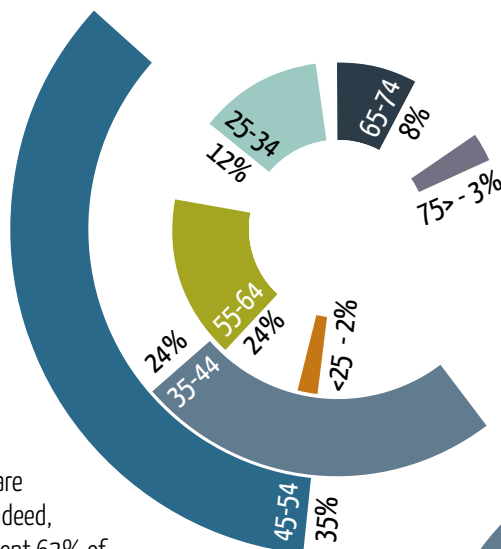
Michael Warnock, Wine bar.

age of tenants

Sadly, this year has seen a number of our older tenants either leave us for residential aged care services or they have died. As a consequence, we have also seen a shift downwards in the age of our tenants.

Nevertheless, we do still mainly house those who are middle aged and above. Indeed, tenants aged 45 + represent 62% of all tenancies, whilst those under 35 years, for example, comprise just 14% of tenants.

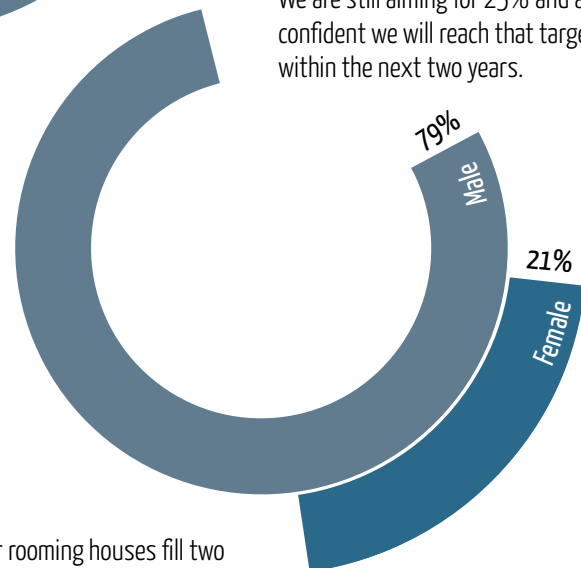
The median age of our residents is 47 years, which is significantly higher than the median age of the City of Port Phillip overall – 35 years – and St Kilda more specifically – which is 33 years.



gender

Our previous Annual Reports have emphasised our commitment to improving housing opportunities for women, with a gradual increase in the proportion of women tenants from 15% in 2010 to 22% last year. This year the proportion of women tenants over the whole year fell back 1% to 21%.

We are still aiming for 25% and are confident we will reach that target within the next two years.

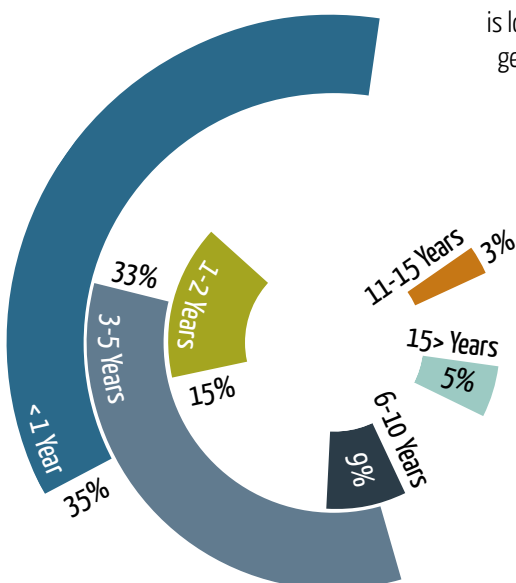


length of time with us

Length of tenancies can be divided into two distinct stories. Half of our tenants have lived with us for more than two years and 50% have lived with us for less than that time. Over 1/6 of our tenants have lived with us for longer than six years.

This tells us that our rooming houses fill two different types of housing need. The first type is the need for immediate housing as a form of shelter. For example, a woman may be escaping domestic violence or has just moved to St Kilda from interstate and is struggling to afford private rental accommodation and is looking for somewhere to live until she can get back on her feet. On the other hand, our longer term tenants have generally also tended to have had a much longer attachment to the local area prior to living with SCH and they are very much embedded in the local community.

Ten years ago, the statistics showed that just over 25% of our tenants had lived with us for more than 5 years compared with 17% in 2014-2015. However, while the average stay back then was 3.3 years, for the current year it was slightly higher at 3.4 years.



Dean Briggs, The third person.

INCOME STATEMENT

	2015	2014
	\$	\$
Rental Income	3,009,630	2,864,996
Other Revenue	45,241	90,705
Winding Up Distribution for St Kilda RHIG	-	2,502,241
	<u>3,054,871</u>	<u>5,457,942</u>
Depreciation and Amortisation	138,327	111,621
Employee Expenses	1,289,523	1,002,499
Finance Costs	26	45,593
Property Management	851,294	926,768
Rental Expenses	74,153	418,857
Tenancy Management & Operations	377,624	349,395
	<u>2,730,947</u>	<u>2,854,733</u>
Suplus for the year - no tax applicable	323,924	2,603,207

BALANCE SHEET

	2,015	2,014
	\$	\$
Accumulated Members Funds	3,567,381	3,229,726
Community Capacity Building Reserve	-	13,731
Beach House Reserve	1,600,000	1,600,000
TOTAL EQUITY	<u>5,167,381</u>	<u>4,843,457</u>

Represented By:

CURRENT ASSETS

Cash	503,659	319,710
Receivables and prepayments	139,051	133,015
	<u>642,710</u>	<u>452,725</u>

NON-CURRENT ASSETS

Property, Plant & Equipment	4,850,432	4,803,418
TOTAL ASSETS	<u>5,493,142</u>	<u>5,256,143</u>

LIABILITIES

Creditors & Borrowings	157,281	260,530
Provisions - Employee Entitlements	168,480	152,156
	<u>325,761</u>	<u>412,686</u>
TOTAL LIABILITIES	<u>325,761</u>	<u>412,686</u>
NET ASSETS	<u>5,167,381</u>	<u>4,843,457</u>

St Kilda Community Housing Limited (SCH) continues to manage accommodation for 337 residents in St Kilda and near surrounds.

The team manages the tenancy rent collections and all services including maintenance within the very supportive environment of the St Kilda business and residential community.

Financially, rents are charged at a rate set by Government and are lower than market rent and after consideration of Centrelink benefits available to residents.

The financial result is a surplus of \$323,924 in this financial year compared with \$100,966 the year before. No income tax is payable and surpluses are accumulated to direct towards our goal of providing more and improved accommodation over time.

This satisfactory financial position will enable SCH to further build not only accommodation facilities but also the T2M and Skys Design Social Enterprises. In addition we expect to build a framework around a Community Land Trust over the next year or so.

During the year, SCH discharged all Bank debt originally taken out to create 19 rooms in Grey Street in 2012 known as "Koombahla".

SCH is a charitable entity and can grant a Tax Deduction to donors for monies so received.

David Gibbs
Hon. Treasurer

Note: These abridged financial statements are extracts from the audited financial statements of SCH as approved by the Board of Directors on 22nd September, 2015. A copy of the audited Financial Statements is available on request from the registered office of SCH.



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Janet Cribbes
David Elsum
Marcia Crocker
Catherine Harris
Fr. Terry Kean
Paul Madden
Angela Paterno Smith
Helen White



Dean Briggs, Aquatic.



ST.KILDA
Community Housing Ltd



Jenny Minogue, Exit here.

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