



St Kilda
Community
Housing

Annual Report 2018–19

Building housing communities in St Kilda



Contents

Chair report	3
St Kilda Community Housing at a glance	4
CEO report	5
Highlights 2018–19	5
Our Board	6
Addressing housing issues for women	8
Meet our T2M staff member	9
Beach House renovation	10
Improving people's lives	10
Financial statements	11

Chair report

Public funding for significant levels of social housing remains off the agenda for any level of government in Australia. Sadly, this is at odds with the increasing levels of need; the number of low income households forced into private rental has shot up by 134% in the last two decades.

There are now 600,000 households living in rental stress in this country. The squeeze is on in the private rental market particularly in inner city areas to the disadvantage of low income households. With homelessness so evident in our large cities, the Australian housing tragedy continues to worsen.

Our organisation began over three decades ago with the aim of preserving some of this rental accommodation for poor people in the inner suburbs. These people, many with long-term links to our community were facing displacement or homelessness. They have relied on our organisation to provide a steady stream of secure housing to meet their needs. In those years we have housed in excess of 3500 people who were in need of long-term, affordable housing.

The world of community housing is undergoing significant change. Building and managing low cost housing has moved beyond simply waiting for State

government handouts. Innovative equity and sustainability principles are now front and centre of projects if they are to meet the needs of low income people. And we may need the support of the philanthropic sector to seed some new projects. As a small organisation, St Kilda Community Housing must stand out for its community based innovations.

The needs of single women of all ages to find secure, long term housing have become a major priority for our organisation. The Board has been building new rental opportunities for women and embarking on a new approach to foster home ownership opportunities for them. We have under planning in Barkly St a shared equity project that breaks through the home ownership barrier for single women on moderate incomes. If successful, this new model will have a profound effect on their health, financial security and future life outcomes.

The success of our program would not be possible without the extensive partnerships we have with local agencies who have worked with us and assisted our tenants being able to receive a locally co-ordinated and holistic service response to their diverse needs.

This has been achieved only with the support of our long serving staff. I particularly want to acknowledge the contribution made by Anne Laffan who retired after some



thirty years and who dedicated herself so much to the welfare of our residents.

I thank our Board who have made a wonderful commitment to further our program in 2018–19. During the year, we welcomed a new CEO, Elena Mogilevski who joined us in June of this year.

We invite our supporters and community neighbours to participate in our programs such as volunteering in our regular community lunches or assisting our residents in creating beautiful gardens. There are many opportunities such as these for us to work together to improve our community.

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.

Thank you to our **Friends of St Kilda Community Housing** for your encouragements and support in 2018–19.

Paul Madden

St Kilda Community Housing at a glance

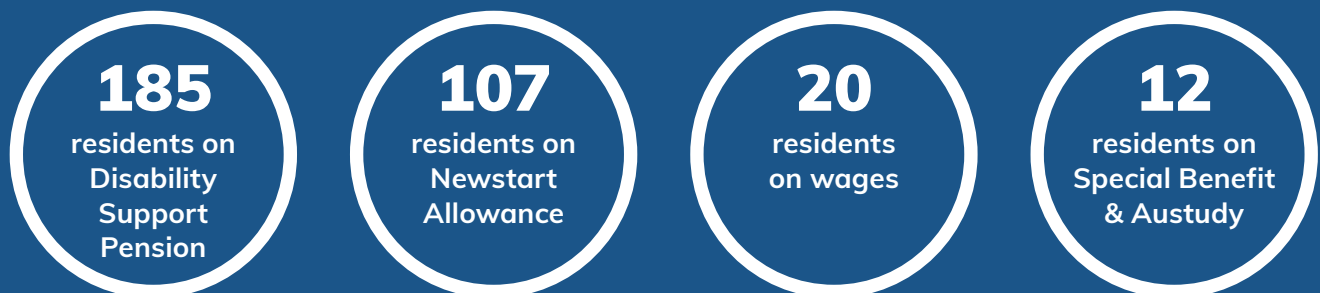
Property portfolio



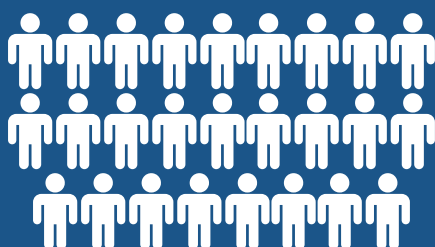
Tenancies



Incomes

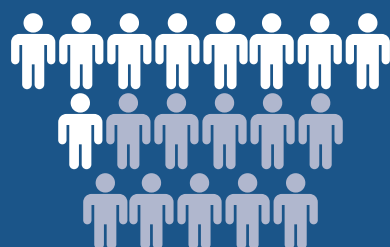


Staff



26 FTE at 30 June 2019

T2M social enterprise



19 staff of which 10 are tenants

CEO report

As I write my first CEO's annual report, I want to thank the Board, and in particular the Board Chair, Paul Madden for the support and guidance I received since my appointment. I want to acknowledge my predecessor Shane Austin and thank Joanne Holl and Bei Ping Ho for managing the organisation as joint acting CEOs through a significant time of transition.

In 2018–19 the organisation continued to deliver on its mission to provide safe and secure housing for low income earners and those at risk of experiencing homelessness. As evidenced by this report,

St Kilda Community Housing is making a concerted effort to prioritise the needs of women in response to the alarming statistics of increasing rates of domestic violence and homelessness experienced by women. The purchase of the Barkly St. property was a significant milestone for the organisation in our efforts to support more women into secure housing; it is now home to 18 women. The Beach House renovation that commenced in 2019 presented an opportunity for us to make it a women's only property when it will be ready for re-tenanting in 2020.



I would like to take this opportunity to thank our staff for their dedication and passion. We would not be able to do our work without our supporters to whom I also would like to express our deepest appreciation.

Elena Mogilevski

Highlights 2018–19

- Appointment of a new CEO
- Reviewed the structure of the organisation which has resulted in the establishment of a Senior Management Team
- Successful grant application to the Lord Mayor's Charitable Foundation to assist with increasing affordable housing options for older women and to recruit a Project Worker for Barkly St
- Rebrand of the organisation
- Handover and tenanting of Barkly St 'all female' rooming house, adding an additional 18 rooms to our property portfolio
- Successful grant from the Department of Industry, Innovation and Science to purchase and install a BBQ at Barkly St
- House warming at Barkly St attended by Minister Foley and partner agencies
- Recruitment of an experienced housing worker to manage Barkly St
- A Business Case completed to seek support and capital investment in developing a Community Land Trust (CLT) on the Barkly St site
- Appointed Connect, a consultant to oversee the Beach House Project
- Successful relocation of residents from the Beach House
- Refurbishment of the Beach House started and is on track to be completed by March 2020
- Joined the Victorian Housing Register



Our Board

St Kilda Community Housing (SCH) is privileged to have a strong skills-based Board. Contemporary community housing is operating in a complex regulatory environment and needs skills on the Board that can provide navigation and insight into strategy, current and future needs of the organisation as a whole. The Board members and their experience and qualifications are presented below.



Mr Paul Madden Chairperson

Paul is Board Chair, and Chair Management and Finance Committee; member, Client Services; Housing and Development, and Profile committees. Paul's extensive experience is in housing policy, research and senior management, in both not-for-profit and the public sectors results in strong and sound leadership, governance and guidance to the organisation.



Ms Janet Cribbes

With years of extensive experience in community service and community development work, Janet brings understanding and professionalism to SCH, as a member of the Management and Finance, and Housing and Development committees. Former Councillor and Mayor of Port Phillip Council 2004–2008. Janet was appointed to the Board in 2009.



Mr Mark Gove

Mark was appointed to the Board in 2006, and is Chair of the Client Services Committee. He is also a member of the Management and Finance Committee. In addition to over 24 years of experience in the social housing sector, Mark has a strong professional interest in policy and practice across a range of social service settings.



Ms Mary Bartlett

Mary has 30 years management experience in the community sector, locally and overseas, and experience on Boards of local agencies including; St Kilda Legal Service and Uniting Care Mission. Mary has a depth of understanding of local issues and social service provision in St Kilda. Mary was appointed to the Board in 2015, and is a key member of the Client Services Committee.



Mr Ian Graystone

Ian has more than 20 years' experience in IT and the Telecommunications Sector. With a strong sales, marketing and business development expertise in the corporate sector, his Chairmanship of the Profile and Marketing Committee enables SCH to develop strategy in a changing and challenging environment. Ian is also currently Treasurer, and was appointed to the Board in 2015.



Mr Steve Peluso

Steve is Managing Director Master Menders Group, and a registered builder. In addition to being a Board member of SCH, he is also on the Board of management for Master Builders Association of Victoria. As a registered building practitioner, he provides building services to all facets within the commercial and residential sector with over 30 years' experience. Steve was appointed to the Board in 2016 and is a member of the Housing and Development Committee.



Ms Liz Johnstone

Liz has long term experience in public policy related to urban planning, building and sustainability at a local and state government level. Liz was appointed to the Board in 2015, providing professional input to the Board, Management and Finance, and Housing and Development committees.



Ms Bridget (Bridie) Allanadale

Bridie is currently Chair of Housing and Development Committee, bringing her extensive policy advice experience to the role. Her past experience includes: Policy Adviser (Housing) Minister Wendy Lovell, Minister for Housing and Early Childhood Development Victorian Government and Senior Consultant Public Policy Urbis. She holds a Master of Urban Planning, University of Melbourne.



Mr Dale Ralph (new)

Dale has extensive strategic, commercial and operational experience in large-scale commercial enterprises, predominantly in the retail and consumer goods industries. He holds tertiary and postgraduate qualifications and has been an active member and contributor to community based and charitable associations over a number of years.

Addressing housing issues for women

The issue

This year the board has put a lot of energy into understanding how St Kilda Community Housing (SCH) can better address the alarming rates of homelessness, particularly amongst older women.

Women's homelessness can be easier to ignore because women are less likely than men to sleep rough, but the impacts of homelessness are damaging and lasting, no matter what form they take. Couch surfing, cycling through crisis services, staying in cheap motels and living in poverty in the private rental market are all common experiences of women's homelessness.

Women are more likely to be at risk of homelessness because of inherent financial disadvantage – they're more likely than men to be in casual and low paid employment, they have lower super and savings due to time out of the workforce caring for children.

The estimate of older women experiencing homelessness on the night of the 2016 census was 6,866. This was a 31% increase from the previous census. However, the reality is likely to be much higher, as older women are more likely to be statistically invisible in the common data sets.

With these statistics in mind, the board agreed to prioritise the needs of older homeless women.

So far

In late 2018 SCH was extremely fortunate to purchase a new property to add to our owned and managed community housing portfolio. The Barkly St property, known as Acadia, (Acadia University USA) came on the market and with the support of Bank Australia, SCH was successful in acquiring it.

The property was fit for purpose as a single gender rooming house. As it was most recently used for international student accommodation, the renovations and condition of the property was exceptional. It is now home to 18 older single women, who have turned the house into a home.

The layout and condition of the shared spaces enable great interaction in communal areas, whilst still allowing for private space.

Next steps

The property has significant land holding with great potential for further development.

As many of you reading this annual report will be all too aware SCH has been determined to see Australia's first Community Land



Trust (CLT) be established. As we have identified in previous annual reports (see 2016), SCH has been supported in this endeavour by a number of individual and corporate supporters. We are pleased to inform you that through the ongoing support of the Lord Mayor's Charitable Foundation and Derek Mortimer & Associates, that the potential legal impediments for the development of CLT have been overcome in late 2018.

This news coincided with the purchase of the Barkly St property. With an eye to development of the CLT, Barkly St appears as a prime candidate, our best chance yet, as the stars align for the development of an Australian first.

SCH is now actively seeking capital contributions from partners towards land and construction costs of the CLT. As identified elsewhere in the annual report, already a home for women, Barkly St will be developed to demonstrate a new model of affordable home ownership.

Through this project, the CLT model which is commonly used in the UK and US, will be refined and proven for broader application by government, not for profit and private developers who support more affordable housing solutions for Melbourne.

Meet our T2M staff member

Maggie moved to Australia from her home in Papua New Guinea in 2010. She heard about SCH through some friends and became a SCH resident in January 2015. She feels lucky to have been provided with safe and secure accommodation.

Maggie heard about T2M through another friend who was cleaning her property. She asked the Housing Manager if she could help with some cleaning and stated she was very interested to get some work through T2M. She started cleaning two of our properties, with another T2M worker and resident of SCH. Maggie now cleans seven of SCH's properties.

Maggie has started doing volunteer work, five hours a week, at a kindergarten. Maggie loves working with the children and her plan is to eventually get paid work at a Kindergarten and study childcare in the near future. She is now learning to drive and has been taking driving lessons. Her driving instructor says she is driving very well and she hopes to get her licence soon.

Maggie says she likes working for T2M and she says everyone is helpful and supportive. Working with T2M has been a 'stepping stone' for her to eventually gain full-time employment.

Outside of work, Maggie enjoys gardening, attending church on Saturday and she is a member of the PNG Community Group. This group performs at events and they do traditional dancing and singing.



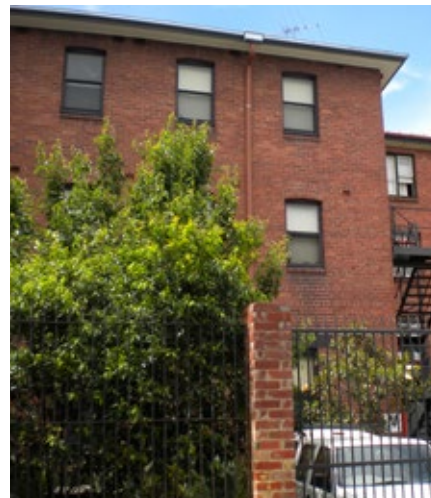
Beach House renovation

One of SCH's strategic priorities is to maintain and enhance our housing stock. The Little Grey St property known as the Beach House will be reinvigorated through a substantial renovation project resulting in 22 high quality self-contained units. The original façade of the building will remain, with the substantive work completed within the envelope of the current building.

The conversion of the primarily single room and shared facilities site into self-contained units will bring the percentage of self-contained rooms in our whole portfolio to greater than 75%. SCH was enabled to undertake this significant development with the support of DHHS with a grant of \$1.5 M. SCH has made a 25% contribution to the development and property improvement from our own

resources. The renovation is due to be completed in March 2020.

Throughout 2018–19 we were thankful to have the opportunity to engage more fully with the local community neighbours; we hope that with the completion of the renovation and the re-tenanting of the property that we will continue to have strong community connections.



SCH successfully relocated the majority of residents from the Beach House to other SCH rooming houses. The property was totally vacant by March 2019 ready for the upgrade to occur.

Improving people's lives



Social Meals Program

The Social Meals Program has now expanded and is delivered in partnership with Port Phillip Community Group (PPCG) to ten of our rooming houses. PPCG employs a cook, Fiora (left), who comes to the rooming houses and cooks a delicious meal. Some residents help with the preparation of the meals and ideas for the menu each month.

The aims of the social meals program include: reduce social isolation, improve social relationships and culture within participating rooming houses; improve the health status of rooming house residents through the provision of a nutritious meal and the development of cooking skills. The program also provides appropriate referrals to residents, including health and community services, and recreation and social providers. Residents have been enjoying the appetising meals and meeting other residents.

Photography Group

The new look photography group is up and running, with a new teacher and a new venue. All members of this well-attended group are keen to improve their photography skills and eventually exhibit their work.



Financial statements

Income Statement

for the year ended 30th June 2019

	2019 \$	2018 \$
Rental Income	3,450,534	3,517,486
Other Revenue	180,686	27,641
	3,631,220	3,545,127
Depreciation and Amortisation	235,028	211,402
Employee Expenses	2,309,490	1,985,355
Finance Costs	136,557	-
Property Management	994,966	899,956
Rental Expenses	84,750	89,635
Tenancy Management & Operations	423,297	364,798
	4,184,088	3,551,146
Surplus for the year – no tax applicable	(552,868)	(6,019)

Balance Sheet

for the year ended 30th June 2019

	2019 \$	2018 \$
Accumulated Members Funds	3,231,679	3,784,547
Beach House Reserve	1,900,000	1,900,000
TOTAL EQUITY	5,131,679	5,684,547
Represented By:		
CURRENT ASSETS		
Cash	1,465,042	674,348
Receivables and prepayments	119,953	139,484
	1,584,995	813,832
NON-CURRENT ASSETS		
Property, Plant & Equipment	8,569,877	5,268,539
TOTAL ASSETS	10,154,872	6,082,371
LIABILITIES		
Creditors & Borrowings	4,732,160	128,908
Provisions – Employee Entitlements	291,033	268,916
	5,023,193	397,824
TOTAL LIABILITIES	5,023,193	397,824
NET ASSETS	5,131,679	5,684,547

Note: These abridged financial statements are extracts from the audited financial statements of SCH as approved by the Board of Directors on 18th September, 2019. A copy of the audited Financial Statements is available on request from the registered office of SCH.

Our partners

AlfredHealth

Launch HOUSING IT'S TIME TO END HOMELESSNESS

SACRED HEART
MISSION



StarHealth

PORT PHILLIP COMMUNITY GROUP
Working for Social Justice



SOUTH PORT COMMUNITY GROUP

HousingFirst

VICTORIA
State Government

Community Housing
INDUSTRY ASSOCIATION
VICTORIA

Housing Registrar



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