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Who we are

Our mission: build housing communities through sustainable housing to help socially disadvantaged people at risk of homelessness and improve their lives.

Our aim: provide affordable housing in a community setting, preserve and enhance singles' housing stock, improve housing and support programs for low-income people with special needs and develop innovative models of housing provision.

Our commitment: As an organisation we:

- provide affordable housing in a community setting;
- provide a safe and secure housing environment;
- give tenants a sense of having a home not just a tenancy;
- preserve and enhance singles' housing stock;
- improve housing and support programs for low-income people with special needs;
- develop innovative housing models.



Chair & CEO reports

As this will be my last report to you as Chair of St Kilda Community Housing (SCH) it is a good time to reflect on the journey of our organisation over nearly four decades. Most obviously we can witness the growth of local community housing which has halted the decline in rooming house provisions for single people in the St Kilda area. This was our organisation's founding goal.

This has benefited not just our residents, but also the wider community. For the recipients access to good housing has been a springboard to better family relations, reduced social isolation and, in some cases, the first steps to training and job opportunities. For the wider community, the social ills of homelessness seen so much on the streets of Melbourne have been reduced in the Port Phillip municipality. It's a story of small-scale community action long ago producing visions far beyond the dreams of its founders.

But the world has changed in 2021 and we face significant challenges. However, we will not be deterred from our mission to help people on our waiting list facing displacement or homelessness who rely on our organisation providing a steady stream of new housing to

meet their needs. Over the decades we have housed in excess of 3,000 people who were in need of long-term, affordable housing. This 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 over this difficult time.

We thank our Board and our hard-working staff who have made a wonderful commitment to further our program in 2020-21. Two new Board members, Carmel Collins and Greg Mundy were appointed this year. We particularly thank Janet Cribbes, Ian Greystone and Joanne Holl for their contributions to our organisation's growth and development. Also, as this report shows, our two longest serving staff, Jean Yinson and John Broderick are on the point of retirement. We thank them and wish them our very best for the future. During 2021 we welcomed Andrew D'Arcy our new CEO who brings strong local knowledge and rich experience in the homelessness sector.

Paul Madden
Chair

After almost twenty years of close collaboration with SCH it was my very great pleasure to take the helm as CEO this year. I commenced in June, following the resignation of Joanne Holl and a short period of transition that saw long term Board member Janet Cribbes act in an interim capacity.

SCH has always played a critical role in the proud history of socially progressive community housing projects in our community. As we remember the past, and hold onto the lessons that shaped us, SCH will be looking firmly into the future in the coming years.

Our magnificent staff will continue to negotiate the twists and turns of the COVID pandemic like an Olympic bobsleigh team, their focus set on maintaining people in safe housing. With our trusted partners at Star Health, we will keep our residents and staff well, and see the back of this unprecedented crisis.

Our Common Ground project will progress, and we anticipate that construction will begin in the coming months. Our partners in Council, and our talented project team, will ensure that we provide new, world class accommodation and support to some of the most marginalised people in our community.

We will strive to ensure that our residents become more involved in the running of the organisation including initiating a Residents Advisory Group. Our residents experience living in SCH properties every day. They are our on-site experts. COVID practices have limited

the direct contact that we have had with our residents recently, and we are committed to re engaging with them in bigger and better ways than ever before when the lockdown ends. If COVID has taught us lessons, it is that human contact and engagement with each other is vital for us all to flourish.

Finally, we will commit to finding opportunities to innovate, partner well, challenge ourselves and strengthen SCH for the road ahead. In an environment that challenges smaller agencies' ability to exist, with increasing costs, escalating compliance, and additional reporting requirements, doing things the way we have always done them is only part of the solution. The world is changing, and St Kilda Community Housing will certainly be changing with it.

Andrew D'Arcy
CEO

Our board



Mr Paul Madden
Chairperson



Liz Johnstone



Steve Peluso



Dale Ralph

This year we welcomed two new Board members:



Greg Mundy FCHSM



Carmel Collins

We'd like to thank the following members who have left the Board this year, for their hard work:



Janet Cribbes



Ian Graystone

COVID update

St Kilda Community Housing was classified as an essential service and was open for business throughout the COVID emergency. Although this brought about certain challenges, our staff remained focused on providing housing to people experiencing disadvantage and homelessness in our community. When other people in the community were retreating to the safety of their homes, the staff at SCH remained at work, in the community, ensuring that our residents remained safe and housed.

We experienced a Tier One lockdown at one of our properties, but with the commitment of our amazing housing team and our partnership with StarHealth, we were able to ensure the safety of our residents, our staff, and the local community.

As we all learn to live in a COVID normal world, SCH will continue to focus on providing the best support possible to each of our residents.



Jean Yinson on the frontline of our COVID response

Building Housing Communities

Big Housing Build

This year the Victorian government announced the largest ever investment in social and affordable housing, an unprecedented \$5.4 billion. Historically, Victoria has spent less on social housing per capita than any other state in Australia. The BHB is a great start. SCH welcomes this critical investment and encourages all levels of government to commit to additional investment to ensure that no Victorian is forced into homelessness.

Our new common ground project

Our exciting partnership with City of Port Phillip Council and the state government to deliver a Common Ground project to St Kilda has progressed and we are now at the planning stage. This project will make a huge difference to the life of the participants and will improve both the local streetscape and the wider community. See page 8 for further details.

Building Works Maintenance Stimulus Package

SCH received \$917k (ex GST) this year to upgrade, maintain and improve our portfolio of properties, both Department of Housing owned and those owned by SCH. Our great friend and collaborator Steve Skurnik is leading

this work and it is fair to say that the funding is making a positive difference to the lives of many of our residents, as their homes are improved, modernised, and made more liveable. As with everything else, COVID has impacted the delivery of this program, with restrictions on trade people's access to buildings, lockdowns and the cost of materials all presenting challenges. That said, the funding was a great example of targeted support that assisted multiple sectors.

Beach House Refurbishment

The reopening of The Beach House this year was the finale of a long process that has provided vulnerable women with modern, safe, appropriate accommodation right in the heart of St Kilda. See page 9 for further details.



AFFORDABLE HOUSING



SAFE HOUSING



SUPPORT PROGRAMS



SOCIAL INCLUSION

Wellington Street Common Ground - our new response to homelessness in the City of Port Phillip

SCH, the City of Port Phillip and the Victorian government have partnered together to deliver a new Permanent Supportive Housing project in St Kilda. Wellington St Common Ground is designed to provide purpose built, trauma informed accommodation to assist local people who have experienced long term homelessness, have high, complex support requirements, and who will need long term supports to stabilise and recover from their trauma.

Fortunately for many Australians, homelessness is a brief, if terrifying experience. Reasons for being homeless can include the loss of a job and income, sickness, or short-term disability, or being forced to leave their home due to violence.

There is a much smaller group of people that experience homelessness and who are literally sleeping on our streets (rough sleeping) often

for long periods of time (chronically homeless). Approximately half of these people will require permanent support to sustain housing. This is because they present with multiple health conditions, chronic illnesses, disability, mental illness, and histories of traumatic brain injury.

It goes without saying that this group also require permanent, safe, and affordable housing that matches their needs.

Wellington Street Common Ground will ensure that some of St Kilda's most vulnerable people have the best possible chance of securing and maintaining the type of quality housing that most of us take for granted. It will be open for business in 2023.



Official opening of the Beach House - Safe quality housing for women experiencing or at risk of homelessness



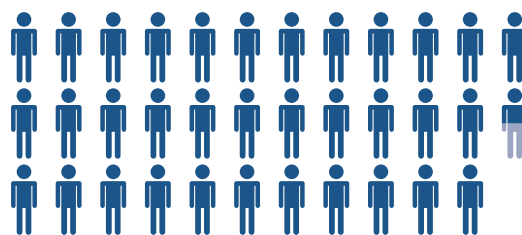
The transformation of a deteriorating St Kilda rooming house into self-contained independent living units for low-income women was officially opened at the start of this year by the Victorian Minister for Housing, the Hon Richard Wynne MP.

SCH undertook a full internal refurbishment of the Little Grey Street property, The Beach House, converting it into 22 fully self-contained units for low-income women who are homeless or at risk of homelessness. This refurbishment better reflected the needs of our clients and is

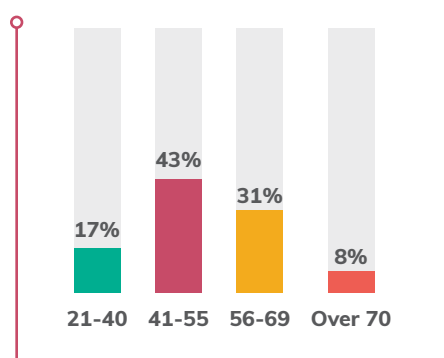
part of our ongoing property upgrade. This was made possible with the support of the Victorian Government Department of Housing, who contributed \$1.5 million to the project. Our goal is to increase safe and secure housing opportunities for low income and at-risk singles in St Kilda by expanding the supply of affordable community housing.

Our residents

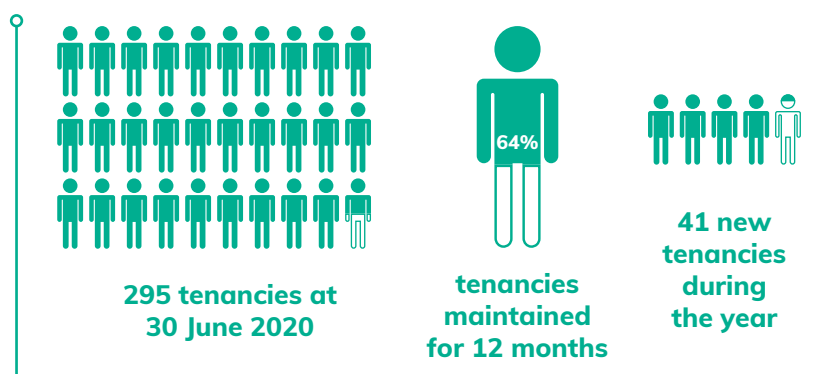
PROPERTY PORTFOLIO



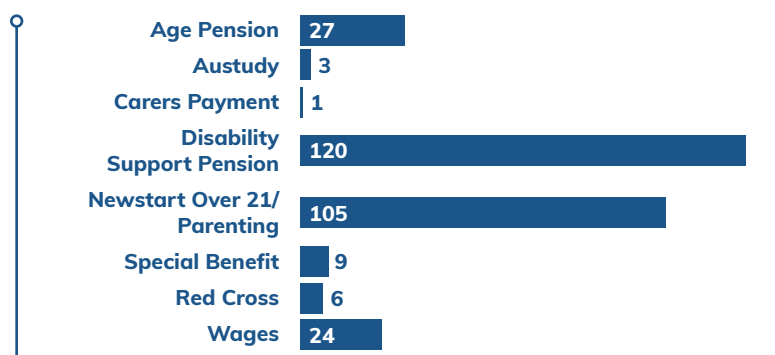
AGES



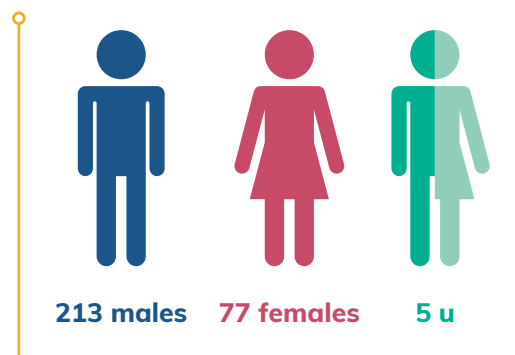
TENANCIES



INCOMES



RESIDENTS



Residents success story

Virginia Ricketts who works at the ARCC program at Alfred Health

One of the most significant challenges that Alma Road Community Care (ARCC) and Opening Doors (OD) participants face is finding a long-term home to continue their recovery journey when they leave the service.

St Kilda Community Housing (SCH) has provided a genuine, accessible, affordable, and supported housing option that has allowed many participants to stabilise and remain safe within their local community.

One particular SCH property is now home to a community of participants who have all been able to transition into long term housing, alongside people they know well, who have experienced similar challenges in life. Many Opening Door and ARCC participants have experience of and appreciate the stability that living in community environments with communal rules, structures, and strong support, which SCH provides.

Through the partnership between Alfred Health and SCH, this group of people has been able to access appropriate housing when it was required, and, with other options being

extremely limited, otherwise faced the prospect of unsuitable housing in communities that they did not have connections to.

SCH has provided the final step in their recovery that has enabled the participants to access housing when they were stable, with appropriate supports and connections in place to maximise the opportunity and maintain their housing.

SCH understands the challenges of mental illness and the impact it can have on maintaining tenancies. Giving people with mental illness access to stable, safe homes and imbedding structure and responsibilities into the tenancy agreement has allowed many participants to continue their recovery and build their self-esteem.

Many of the clients that have accessed housing provided by SCH have had wonderful outcomes including securing employment, accessing university, connecting more deeply with their local community and building closer relationships with each other.

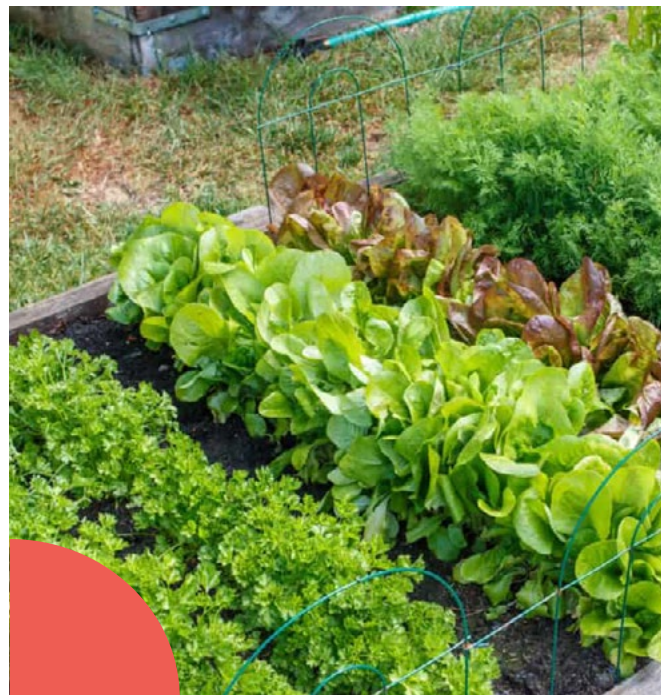
AlfredHealth

Communal gardens program



Over the years our residents have helped with beautifying our properties with their gardening skills. This year, students undertaking placement at St Kilda Community Housing were able to establish a communal vegetable garden for tenants who expressed an interest in helping collaborate and maintain these spaces. This ongoing initiative will support community collaboration in food security within our properties. It also promotes sustainable development goals such as good health, wellbeing and the responsible consumption of food.

The residents thoroughly enjoyed the project and aim to develop bigger and better gardens over time.



Farewell to John and Jean

Our two Housing Managers, Jean Yinson and John Broderick are retiring after a combined fifty seven years of service to our residents. For their care and commitment to our organisation we owe them both our deepest thanks and wish them well in their retirement.



John Broderick

John was, from the mid-eighties one of the founding members of St Kilda Rooming House Issues Group. In those early years he was a spokesman and an advocate for the nascent organisation. With Jeff Lyons, he provided major advocacy to governments to acquire local rooming houses from private operators in order to house people in need. He was thus able to successfully build the organisation so that by 1999 seventeen properties had been transferred to our community housing organisation. John built the organisations protocols and policies. He took particular support to residents facing difficulties such as illness or mental health. He made a major contribution to team morale and camaraderie in his 36 years of service.

Jean Yinson

To be is to do (Aristotle)

To do is to be (Karl Marx)

“to be to be doo” (Frank Sinatra)

It’s an old joke. But “doing” sums up Jean Yinson’s working life with St. Kilda Community Housing. It all started approx. 25 years ago. This was a time before there was a job description. This flexibility perhaps gave Jean a licence to do things her own way; maybe this propensity was always there – the gene in the Jean – as it were. Jean is a maverick.

Jean’s mission was never to make a statement about her mission. Core values were not something you wrote down. It was just what you did. On innumerable occasions over the many years Jean was with St. Kilda Community Housing, this would involve going way beyond what she was being paid to do. The idea of community was and is close to her heart. It is for Jean what now might be called an existential commitment. If this meant someone needed to be collected from hospital ON THE WEEKEND, this is what she would do. And do in a happy spirit.

Jean invented the idea of “sign up” kits. These provided new tenants with useful information in relation to their new place and suburb. It might be seen as a small thing, but Jean also made sure apart from information on GPs, the library, community groups, there was also an application form to enable the new resident to go on to the electoral role. Exercising citizenship obligations was also part of being “in the community”.

Jean will be very much missed by St. Kilda Community Housing and her colleagues. The term corporate memory is often used to capture all the knowledge individuals have internalised and then everyday enact by bringing to the organisational table. We are telling her she has to write it down, but that would be impossible.

We wish her a very happy and fulfilled future. One thing is for sure; it won’t be a retirement!

Financial report

Income Statement

for the year ended 30th June 2021

	2021 \$	2020 \$
Rental and Other Business Unit Income	2,967,920	3,157,289
Other Revenue	60,232	1,515,144
	3,028,152	4,672,433
Depreciation and Amortisation	296,775	308,694
Employee Expenses	1,350,246	1,853,279
Finance Costs	144,318	159,720
Property Management	818,881	750,168
Rental Expenses	22,879	7,049
Tenancy Management & Operations	398,967	223,224
	3,032,066	3,302,134
Net Surplus / (Deficit) for the year - no tax applicable	(3,917)	1,370,299

Balance Sheet

for the year ended 30th June 2021

	2021 \$	2020 \$
CURRENT ASSETS		
Cash	525,484	744,514
Receivables and prepayments	179,528	95,723
	705,012	840,237
NON-CURRENT ASSETS		
Property, Plant & Equipment	10,515,086	10,490,952
Intangible assets	695,749	56,817
TOTAL ASSETS	11,210,835	11,388,006
LIABILITIES		
Creditors & Borrowings	5,268,307	4,631,623
Provisions - Employee Entitlements	149,479	254,405
TOTAL LIABILITIES	5,417,789	4,886,028
NET ASSETS	6,498,061	6,501,978
EQUITY		
Accumulated Members Funds	4,598,061	4,601,978
Beach House Reserve	1,900,000	1,900,000
TOTAL EQUITY	6,498,061	6,501,978

Note: These abridged financial statements are extracts from the audited financial statements of SCH as approved by the Board of Directors on 30th October 2021. A copy of the audited Financial Statements is available on request from the registered office of SCH.

St Kilda Community Housing Limited (SCH) continues to manage affordable accommodation options for 345 residents in 21 community houses in St Kilda and surrounds within our means. The financial result is a small deficit of \$3.9k while cash reserves continue in a strong position being \$525K. This together with a strong Balance Sheet will allow us to manage day-to-day operations efficiently and contribute towards the goal of providing additional and improved accommodation.

The objective of simplifying the management accounts was achieved in 2021 providing greater visibility and transparency of the organisation's financial position. This enabled a rigorous budgeting process to occur by the finance team and support of the Board.

The Finance committee and Board will continue to be fiscally conservative ensuring long term organisational sustainability while continuing to investigate a range of opportunities to grow affordable housing stock.

Dale Ralph
Treasurer

Sincere thanks to all the organisations and partners we have worked with in 2020-2021:



AlfredHealth



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www.stkch.org.au

Building housing communities in St Kilda

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