

2015-16

PORTWAY HOUSING
ASSOCIATION INC.

ANNUAL REPORT

Providing housing solutions for the future



“

Portway Housing do all I would expect them to and I have a great home. – Tenant

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OUR VISION, VALUES & MISSION

Vision

A compassionate, respectful and just community in which all people participate, flourish and are able to access appropriate and affordable housing of their choice.

Values

Respect and compassion for all people

Belief in the innate worth of all people

Justice, particularly for those less advantaged in our society

Being of service to others

Restlessness for what could be

Non-violence and peace

Mission Statement

Portway Housing strives to provide long-term, affordable and appropriate housing to people on low to moderate incomes, particularly targeting families, young people, refugees and people with a mental health related disability.

We aim to work professionally and collaboratively to assist people to access housing and to maintain links with their communities and available support services.

We endeavour to provide housing that contributes to the development of strong communities that incorporate social, economic and environmental sustainability.

CHAIRMAN'S REPORT

For the Year Ended 30 June 2016

I am pleased to report that Portway Housing has had another very successful year, experiencing steady growth in a challenging housing environment that has lacked a substantial Federal Government policy framework for several years.

While the establishment of Renewal SA has been a positive initiative by the State Government, we would hope that future initiatives will provide greater opportunities for Tier 2 providers to contribute to the sustainable growth of the community housing sector, including some smaller scale asset management transfers.

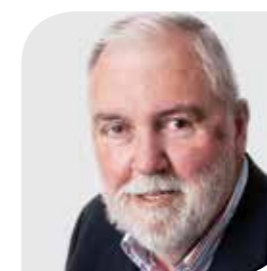
We remain committed to growing new housing supply in line with demand for our housing services, vision, values and strategic objectives, with an emphasis on sustainable growth, innovation and capacity building. During the year, we concluded the purchase and refurbishment of six houses at Prospect, on a site that can accommodate the construction of over 40 units in years to come. We have also purchased eight townhouses at Pennington that are currently being refurbished, and have government approval to redevelop two of our existing sites at Kidman Park and Kurratta Park over two years, which will deliver an additional 11 new properties. In the year ahead, it will be exciting for all involved to see some of these projects come to fruition.

While our proposal to strengthen our long-standing relationship with Uniting Care Wesley Port Adelaide has taken longer than anticipated, I believe that we are close to agreement on a governance framework and legal structure that will underpin this more formal relationship, which should be highly beneficial for both organisations. The community housing environment has become increasingly competitive in recent years, and it is important that we place ourselves in a financial and structural position that will enable us to take advantage of opportunities as they arise.

From a governance perspective, the Board ensured that Portway met all of its legislative, contractual, regulatory compliance and reporting obligations during the year. We have a stable and experienced Board, including two long-term tenant representatives, that has supported management to grow the organisation sustainably in line with our values and strategic plans. Our organisation has a good relationship with government regulators, Renewal SA and other community housing providers. I thank all members for their wisdom, dedication and support over many years.

We are very fortunate to also have an experienced, stable and highly skilled staff team that has been in place for several years. The only new addition has been the appointment of an operations manager, Con Hadjicostantis, who – among his many other responsibilities – assisted the team to ensure that we maintained our Tier 2 status under the National Regulatory System, via our first compliance assessment under the new regime. I would also like to acknowledge and thank our general manager, Tony Puskaric, for his outstanding leadership of the organisation.

I believe that Portway has a bright future, full of challenges and opportunities that we are well placed to meet and take advantage of, as they arise.



Mr Peter Bicknell
Board Chair



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The community housing environment has become increasingly competitive in recent years, and it is important that we place ourselves in a financial and structural position that will enable us to take advantage of opportunities as they arise.

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MANAGER'S REPORT

For the Year Ended 30 June 2016

Portway Housing has had another very productive year, and we have made significant progress towards meeting our strategic objectives. We have always been, and will continue to be, an organisation that places great emphasis in assisting people who are in the greatest need of appropriate and affordable housing in a location of their choice.

I know, anecdotally and via formal tenant surveys, that each year we make a positive difference in the lives of many people. We endeavour to offer quality services, maintain a tenant focus, contribute to liveable communities, and work with a wide range of external support providers to ensure that our tenants receive the support they may need to maintain their tenancies.

In recent years, there have been a number of policy changes and initiatives at state and federal government level. Sadly at federal government level they have been largely negative, particularly with the cancellation of the highly successful National Rental Affordability Scheme. We patiently await some positive initiatives that will support us and other housing providers to support people in need, in a timely manner.

At local level, the establishment of Renewal SA has clearly made a positive impact in stimulating development activity in both the for-profit and not-for-profit sectors. Despite some initial disappointments, our experiences with Renewal SA have generally been very positive, and we are hoping – possibly naively – that the social justice motive and the profit motive will one day align in the best interests of the most disadvantaged in our community.

In recent years, we have invested – without any grant funding or subsidies – in the purchase of 24 properties from Renewal SA, and have gained Renewal SA approval to redevelop two of our existing sites, which will add 11 new properties, over two financial years, at no cost to government. Whilst I believe that the Internal Asset Renewal Program 1 is a very positive initiative, which we have enthusiastically embraced, I believe that the State Government needs to articulate a clear vision for the future of high-functioning Tier 2 organisations, as there is a significant disparity between the opportunities afforded to Tier 1 and Tier 2 providers. While that is understandable to a degree, I have never subscribed to the concept or philosophy that 'bigger is always better', and firmly believe that many Tier 2 providers are capable of making a significant contribution to the growth of the sector, given sufficient opportunity.

I would like to thank and congratulate my dedicated staff team for their efforts throughout this year and over many years. Whilst youthful enthusiasm is a great thing, extensive experience and detailed product knowledge is invaluable, and I am very proud of the Portway team's dedication and professionalism.

I would like to sincerely thank our Board chair, Peter Bicknell, and all Board members for their wisdom and support this year and over many years. They have been diligent, demanding and supportive, and those traits have been instrumental in the sustainable development and growth of Portway Housing.



Tony Puskaric
General Manager

“ *I believe that the State Government needs to articulate a clear vision for the future of high-functioning Tier 2 organisations.* ”



WALLY'S STORY

Affordable living in prime location.

Wally has strong family relationships and countless friends.

But when he found himself living alone and no longer able to afford his private rental, he needed to look outside his networks for help.

Portway Housing Association entered Wally's life at just the right time.

Flicking through the newspaper one weekend, Wally saw a property advertised in Salisbury North.

He was soon inspecting the three-bedroom house and quickly signed up to take over the Portway Housing tenancy.

Wally says he spent seven happy years there, before the property needed to be demolished to make way for a nursing home redevelopment.

Again, Portway Housing helped Wally make his next move.

"They showed me this house and I thought, 'Wow, I love it, but I won't be able to afford it,'" Wally says, as he looks around the house in Bowden he now calls home.

"She told me the price and I said, 'Yes, I'm moving'."

"It's a great location and I'm absolutely rapt with it."

That was last October and Wally, now 70, says his new abode couldn't be more perfect for him.

His dog, Bella, and cockatoo, Scotty, seem equally happy in their new home.

Scotty squawks enthusiastically from his perch, while Bella loves racing around the ample garden.

Wally says he cannot fault the staff at Portway Housing, who are always quick to fix any problems that arise.

They have recently painted his gutters, eaves and carport, and helped resolve minor flooding issues in the backyard.

"There's no drama about talking to them about everything – they always seem to find a solution," he says.

"They look after you; they nurture you really and make sure you are okay."

"People who I know who are a bit hard up, I tell them to put their name down at Portway Housing."

"They have nice properties and they really look after them."

"I would recommend them to anyone."



“

They look after you; they nurture you really and make sure you are okay.

”

OUR BOARD MEMBERS



Mr Peter Bicknell
Board Chair

B.A., M.Soc. Admin, JP

Mr Bicknell chairs UnitingCare Australia's National Committee. He has wide industry experience having chaired UnitingCare Wesley Port Adelaide, Port Adelaide Renewal Steering Committee and several environmental liaison groups. He was an inaugural Commissioner with the National Mental Health Commission.



Ms Libby Craft
Board Secretary

B.Soc Work (Hons), M.B.A.

Ms Craft is the CEO of UnitingCare Wesley Port Adelaide. She has over 25 years experience in Human Services having worked in direct service provision, advocacy, policy, research and community development within state and federal governments as well as the non-government sector.



Ms Meredith Perry
Board Member

Dip. Teaching, Dip. Educational Counselling

Ms Perry has over 30 years' experience in the not-for-profit sector and is currently the Senior Manager Community Services at UnitingCare Wesley Port Adelaide where she is responsible for overseeing a suite of community services and programs which involve strategic planning, business development, policy development, community service program design and financial management.



Mr Brian Oake
Board Member

Cert. Management

Mr Oake has extensive experience in finance and risk management. His experience includes senior executive positions at the Westpac Banking Corporation as well as managerial roles within Adelaide Data Centre and the Bank of NSW. Responsibilities within those positions included asset and property management and housing development.



Mr Andrew Zeuner
Board Treasurer

B.Ec (Finance), CPA, M.B.A.

Mr Zeuner has over 17 years' experience in finance and is currently the Senior Manager Business Services at UnitingCare Wesley Port Adelaide where he is responsible for the portfolios of finance and administration, Property Services and Information and Communication Services. Mr Zeuner is currently Treasurer of Wesley Social Enterprises Inc.



Rev Vikki Waller
Board Member

FRSASA, BAVA, B.Min

The Rev Vikki Waller has served as a Uniting Church Minister, a member of the Board of UnitingCare Wesley Bowden and UnitingCare Wesley Port Adelaide, and as CEO of the South Australian Council of Churches. Rev Waller is a Fellow and current President of the Royal South Australian Society of Arts.



Mrs Maxine Roberts
Tenant Representative

Mrs Roberts has lived in the Port Adelaide area for the past 35 years and has been a Portway tenant for 12 years. In the past she has been a small business owner.



Ms Cheryl Nissen
Tenant Representative

Ms Nissen has been a Portway Housing tenant for over 16 years. In the past, she has worked as a medical receptionist and nursing home administrator. Most recently, Ms Nissen retired from the RAA where she worked for 16 years as a specialist consultant in the Assistance Services Centre.

OUR PARTNERS & SUPPORTERS

Portway Housing Association's success is directly tied to the generosity and vision of the numerous individuals and organisations that help advance our mission. Portway sincerely appreciates the valuable time, services and resources provided by the following organisations. Together, we strengthen communities and create opportunities for the people we serve by assisting people with their housing, economic and social needs.

Not for Profit and Corporate Partners

- UnitingCare Wesley Port Adelaide
- The Wyatt Benevolent Institution Inc.
- Westpac Banking Corporation
- HomeStart Finance

State Government

- SA Health, Mental Health Services
- Department for Communities and Social Inclusion (DCSI)

Federal Government

- Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA)
- Centrelink

Local Government

- Campbelltown City Council
- City of Charles Sturt Council
- City of Holdfast Bay Council
- City of Marion Council
- City of Norwood, Payneham and St Peters Council
- City of Port Adelaide Enfield Council
- City of Prospect Council
- City of Salisbury Council
- City of West Torrens Council
- Port Augusta City Council

Support Partners

- Community Mental Health Programs (UCWPA)
- Western Adelaide Homelessness Services (UCWPA)
- Wesley Social Enterprises (UCWPA)
- Anglicare SA
- Catherine House
- Life Without Barriers
- NEAMI
- Australian Refugee Association
- Offenders Aid and Rehabilitation Services of SA (OARS)
- Service to Youth Council
- MIND Australia
- Northern Domestic Violence Service
- Hutt Street Centre
- Nunga Mi:Minar

“

Love the staff I have met. Very easy to talk to and very friendly. – Tenant

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IN BRIEF



\$632

Average household income per week



\$200.96

Average rent per week



84%

% of tenants paying subsidised rent



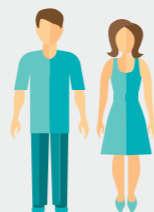
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Tenant transfers



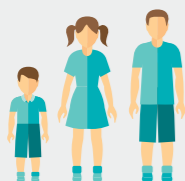
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Appeals heard



557

Adults housed



277

Children housed



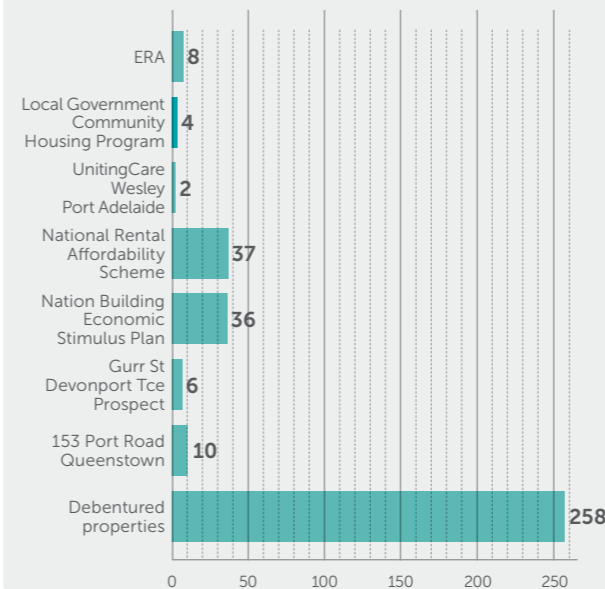
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New tenancies established

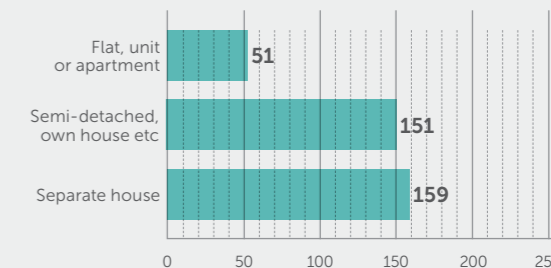
OUR PROGRAMS, PROPERTIES & PEOPLE



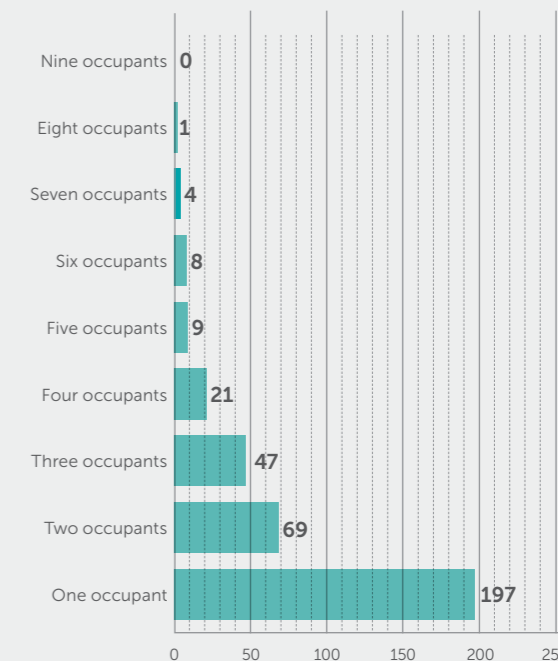
Summary of Properties by Program



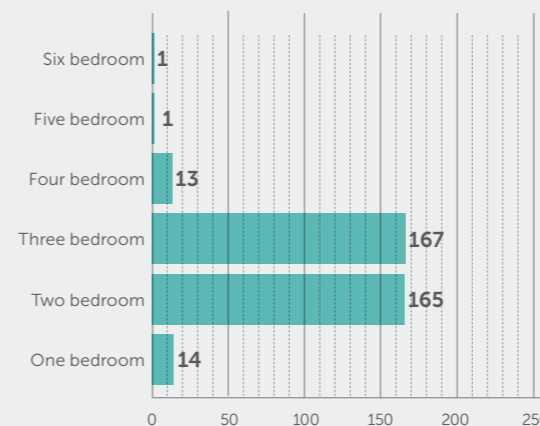
Property Type



Number of Occupants



Number of Bedrooms



SUMMARY OF FINANCIAL PERFORMANCE 2015–16

	2015–16 \$
Statement of Comprehensive Income	
Revenue	4,054,766
Expense	(3,419,891)
Profit for the Year	634,875
Other Comprehensive Income	75,000
Total Comprehensive Income	709,875
Statement of Financial Position	
Total Assets	24,808,039
Total Liabilities	4,202,725
Total Equity	20,605,314

“

A caring organisation that has made me feel a million dollars. – Tenant

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SHONA & DEREK'S STORY

Housing security key to happiness.

Shona and Derek have lived in their Rosewater house for six years but say it took a long time for it to feel like home.

For the first three years, the property was being managed by a housing co-operative, which was on the verge of disbanding creating a "very disruptive time".

The couple says not knowing what the future held created a lot of stress and insecurity.

They also found the extra commitments required to live in a housing co-operative, including meetings and after-hours phone calls, difficult to fit in with their already busy lives.

"I was looking up caravan parks because I couldn't live like that," Shona says.

"We are very ordinary, quiet people. We don't want drama."

During their third year in the house, the co-operative officially disbanded and Portway Housing Association stepped in to manage the property.

Derek says the immediate difference in their lives was astounding.

"Compared to a co-op, you don't have to go to a meeting every month or be part of a group to look after the houses, whereas in a co-op you have to – there is no choice," he explains.

"It was pretty much a seven-day job between work and the co-op."

"Now we can breathe."

Shona says with Portway Housing, the relationship between landlord and tenant is simple: *"Portway want us to be good tenants and pay our rent, which we do, and they leave us to live our lives."*

The relationship may be simple but for Shona the consequences have been far reaching.

For years she has suffered with anxiety and says housing security was one of the causes.

"Because we feel secure with Portway, I don't have anxiety about where I live anymore."

"We feel now that if something happened, we would never be homeless because the association would be able to help us out."

"They have been just an absolute Godsend."



"Because we feel secure with Portway, I don't have anxiety about where I live anymore."

Contact Us

Portway Housing Association Inc.

70 Dale Street, Port Adelaide
South Australia 5015

PO Box 3032, Port Adelaide
South Australia 5015

Phone (08) 8440 2219

Email portwayadmin@ucwpa.org.au

www.ucwpa.org.au