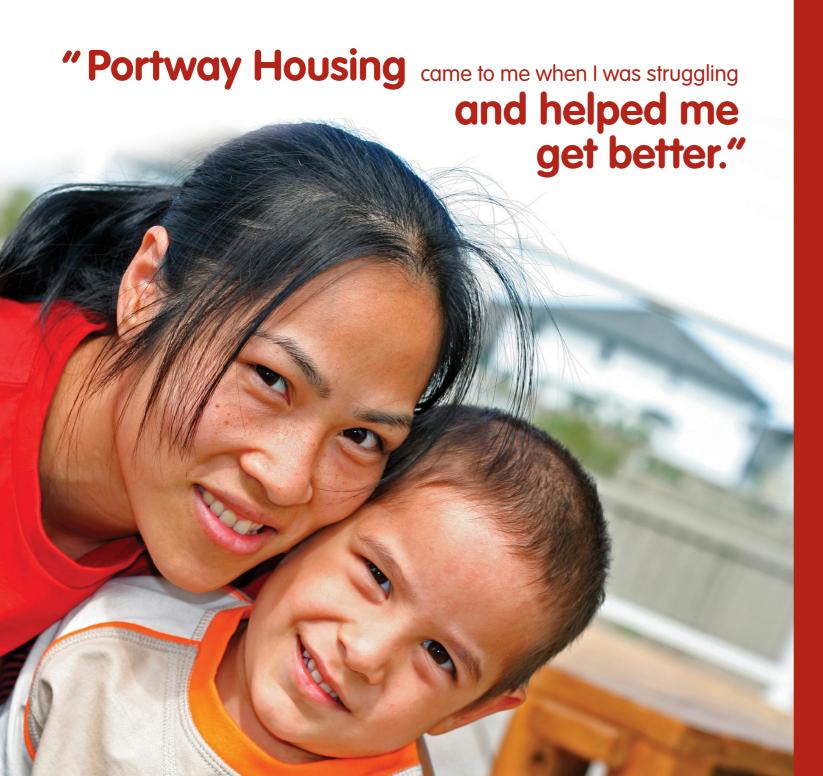


PORTWAY HOUSING ASSOCIATION INC. ANNUAL REPORT

2013-14







OUR VISION, VALUES AND 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

It gives me pleasure to present the Portway Housing Association Annual Report covering the period 2013-14.

We take pride in the positive difference that we make in the lives of many people who are disadvantaged in the private rental market, including people with mental health related disabilities, low income families, young people and refugees. Along with Uniting Care Wesley Port Adelaide and our many other support partners, we continue to effectively strive to develop a compassionate, respectful and just community in which all people participate, flourish and are able to access appropriate and affordable housing of their choice. It has been a busy and successful year for Portway Housing Association, and I can report that the organisation is well positioned to take advantage of future opportunities to make a positive contribution to the community housing system, in an increasingly challenging and competitive environment.

The Association continues to maintain sound financial and tenancy management practices and enjoys a strong financial position, supported by another healthy operating surplus this year.

During this financial year we grew by 10 properties via the transfer of six tenanted households from the former Independent Housing Co-operative and the purchase of four new-build National Rental Affordability Scheme (NRAS) properties at Paralowie and Largs North. We are also currently negotiating the acquisition of a further 17 properties. Portway manages 370 properties at present and during the year 64 new tenancies were established bringing the total number of people housed in our properties to 702, including 446 adults and 256 children. Where possible we strive to meet the changing needs of our tenants and it is pleasing that we were able to facilitate 16 internal tenant transfers during the year.

Unfortunately our plans to access a further 20 NRAS incentives via NRAS Round 5 did not come to fruition due to the cancellation of the scheme by the federal government. This was particularly disappointing as we believe that the NRAS was a highly successful scheme that encouraged significant levels of co-investment in developing affordable housing across the country. Portway has been successful in building / buying 37 NRAS properties since 2011 and our growth strategy contained a significant NRAS component.

During the year we undertook the voluntary process of accreditation against the National Community Housing Standards and were awarded full three-year accreditation in September 2013.

The lengthy and rigorous accreditation process gave the organisation a good grounding for the equally rigorous National Housing System registration process that began in May this year, and culminated in Portway's successful registration as a Tier 2 community housing provider.

The work of the Association is a genuine team effort, and I would like to take this opportunity to thank my fellow Board members for their skills, insight, experience and commitment to guiding and developing the organisation to achieve our goals. I would also like to thank our manager and wonderful staff for their drive, commitment and great teamwork. I believe that we are well placed to navigate and take advantage of opportunities that may arise in the new National Regulatory System, and we look forward to the future with optimism and confidence.



Mr Peter Bicknell
Chairman

MANAGER'S REPORT

Portway has had another very successful year in a rapidly changing community housing environment, culminating in a healthy operating surplus, high levels of tenant satisfaction, three-year accreditation against the National Community Housing Standards and Tier 2 Registration under the National Regulatory System.

While we did not experience significant growth during the financial year, with only 10 additional properties gained via the absorption of six Independent Housing Co-operative properties and the purchase of four new-build National Rental Affordability Scheme (NRAS) properties, we have had very positive discussions with several other housing co-operatives during the year and most of those groups will soon make decisions regarding their future.

I would suggest that the current political environment is the most challenging for the growth of community housing that we have seen for several years. Despite the gradual roll-out of the National Regulatory System, both state and federal governments are in the first year of their respective electoral cycles and housing initiatives like the \$20m Stimulus Community Housing Capital Grants Program and the NRAS, both of which Portway accessed for funding in 2013, are no longer available. The cancellation of the NRAS Round 5 earlier this year by the federal government was particularly disappointing as it was very popular with the community housing sector and delivered thousands of affordable housing outcomes across Australia, including 37 Portway properties.

The state government will soon announce the successful tenderers for the Housing Trust property management transfers at Elizabeth Grove and Mitchell Park, with a total of approximately 1,000 properties involved. Of greater interest to Portway is the fact that another 4,000 properties will be transferred by 2018 with that process to begin in mid-2015. While the specific areas are not known at this time it would be of significant interest to Portway if areas where we already have significant housing and support networks, like the Western suburbs, were included.

We would like to see the state government clearly articulate its vision for its desired 'multi-provider system', particularly in relation to Tier 2 organisations. My fear, hopefully unfounded, is that in 10 years' time, Tier 2 organisations will be in decline due to lack of government funding opportunities, similar to the gradual decline of the Housing Co-operative sector over the past 10 years.

Our highly capable, committed and experienced staff team has been stable throughout the year. The National Accreditation auditors were glowing in their praise of the Portway team in terms of professionalism and expertise. Our operations are far more involved than they were five years ago and our staff team is now required to liaise with a wide range of Preferred Support Providers (PSPs) to ensure that high-needs tenants are supported to maintain successful tenancies, and they do it very well.

After several years of seeking more appropriate office accommodation, earlier this year we relocated to refurbished office space at 70 Dale Street. In these new premises, we no longer share space with other programs, are at ground level with wheelchair / pram access and more staff members are able to have their own office space.

Along with many other organisations in South Australia we have purchased the Chintaro database, which includes a Community Partnerships and Growth approved rent calculator, and our staff have been steadily migrating information into Chintaro

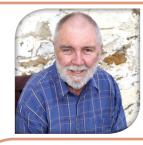
Finally, I would like to thank Peter Bicknell and all members of the Board of Management for their guidance, support and governance of our steadily growing organisation. I would also like to thank our staff and the many staff members of Uniting Care Wesley Port Adelaide who support our service.



Tony Puskaric Manager

OUR BOARD MEMBERS





Mr Peter Bicknell » Board Chair » B.A., M.Soc Admin, JP

Mr Bicknell is the Chair of UnitingCare Wesley Port Adelaide, UnitingCare Australia's National Committee, Port Adelaide Renewal Steering Committee, Wesley Social Enterprises and several environmental liaison groups. He is a commissioner with the National Mental Health Commission.



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.





Mr Andrew Zeuner » Board Treasurer » B.Ec (Finance), CPA, M.B.A.

Mr Zeuner has over 17 years' experience in finance and is currently Senior Manager Business Services at UnitingCare Wesley Port Adelaide where he is responsible for 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.



Ms Meredith Perry » Board Member – Ex Officio » Dip. Teaching, Dip. Educational Counselling

Ms Perry has over 30 years' experience in the not-for-profit sector and is currently 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 Briar Mr Oake h

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.



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 and is currently a Board member of the Management Committee and the Ladies Committee of the Portland Football Club.



Ms Cheryl Nissen » Tenant Representative

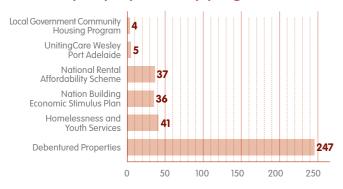
Ms Nissen has been a Portway Housing tenant for over 16 years. In the past, she has worked as a medical receptionist and nursing home administrator. Most recently, Ms Nissen retired from the RAA where she worked for 16 years as a specialist consultant in the Assistance Services Centre.

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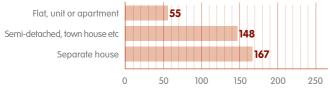
PORTWAY PROFILE

Our programs, properties and people

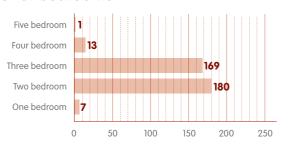
Summary of properties by program



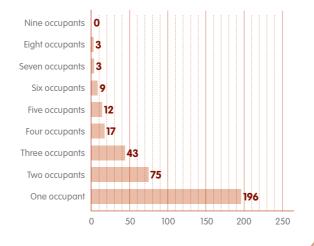
Property type



Number of bedrooms



Number of occupants



In brief

Average household income = **\$551 pw**

Average rent = \$168 pw

% of tenants paying subsidised rent = 94%

Tenant transfers = **16**

Appeals heard = 0

Adults housed = 446

Children housed = 256

New tenancies established = 64



Summary of financial performance 2013-14	2013 –14 \$
Statement of comprehensive income	
Revenue	4,894,676
Expense	(3,602,895)
Profit for the year	1,378,176
Other comprehensive income	86,395
Total comprehensive income	1,378,176
Statement of financial position	
Total assets	21,502,633
Total liabilities	4,094,315
Total equity	17,408,318







OUR PARTNERSAND 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

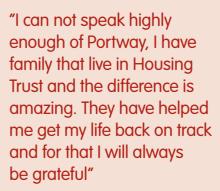
- » Community Mental Health Programs (UCWPA)
- » Western Adelaide Homelessness Services (UCWPA)
- » Wesley Social Enterprises (UCWPA)
- » Anglicare SA
- » Catherine House
- » Life Without Barriers
- » NEAMI
- » Australian Refugee Association
- » Offenders Aid and Rehabilitation Services of SA (OARS)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





CLIENT TESTIMONIALS

How we have helped provide housing





"In my experience nothing is ever too much trouble no matter who I call"

"I consider myself very lucky to have been given housing and it was all done respectfully and professionally"



"Just, I think it is a good group of people working for Portway, they really care about you"



Contact Us

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