



2014 / 2015

**ACCESS 2 PLACE HOUSING
ANNUAL REPORT**



**ACCESS
2 PLACE
HOUSING**



Dylan, aged 16, has been living in his home at Munno Para for over a year now.

Dylan feels extremely lucky to be living in a beautiful property which he is able to call home, with the added benefit of such affordable rent. He has lived in other properties previously, but nowhere which has allowed Dylan to truly be himself.

Dylan loves that his home is pet friendly, as animals are a big part of his life. He believes having pets has helped him grow and mature as a person. He also enjoys gardening, and feels very lucky to have space for a herb and vegetable patch.

Dylan loves the location of his home as everything is close by; enabling him to see his family and friends, keep up with his bible studies and fish!



Donna and her family have finally found a house they can call “home” in Morphettville.

Donna feels like she has “won the lottery” with her family being fortunate enough to obtain a brand new property with Access 2 Place, as for over a decade, they have been on a waitlist for public and community housing.

Donna, along with her husband and three children moved in to their house 18 months ago and feel very safe and secure. They really enjoy their quiet suburb and are especially happy with their big backyard which enables the children to play. The children have settled into their school and are thrilled to have their own bedrooms!



Chair's Report

Written by Sue Park, Chair of the Board

What a year this has been for Access 2 Place Housing! At the beginning of July 2014, Access 2 Place had been in existence for 3 months. We had just received 4 houses, had 3 tenants, had 5 Board Directors, and had an Acting CEO and no other staff. By June 30th 2015, we had 184 houses, 271 tenants, and a full complement of 8 Board Directors, a CEO and 5 other staff, and an office in which to base ourselves.

This year has been full of achievements. While many of them have been the necessary 'back-room' steps to establish a new organisation, they have all been inspired by the vision of enabling people with disability to have quality homes which are secure and tailored to their unique abilities. We have been very privileged to see the delight and excitement of our new tenants, as they establish what is for many their first independent home.

There are a number of people who deserve special mention in our first Annual Report. Liz Malcolm was seconded from Housing SA to be Acting CEO while we recruited our own leader. Liz's enthusiasm, energy and absolute commitment to this role were exceptional. She was supported by a small team of excellent staff (also seconded to us by Housing SA) who threw themselves into the task of establishing properties and assisting tenants to orient themselves to their new homes and settle in. Our thanks

go to Housing SA and to Liz Malcom, Alex Christopher, Rebecca Chapman and Tim Gogoll, who provided such valuable assistance until we were fully independent by the end of December.

We were fortunate to recruit Jonathan Lardner to the role of CEO in October 2014, and he in turn has recruited a great team of staff. Since they have been in place it has been full steam ahead.

Essential to the success of our work is the work of the agencies which provide personal support to our tenants. We have greatly appreciated the development of strong working relationships with these agencies and their staff, as we implement our shared vision to maximise independence, choice and integration into the community.

Finally, I would like to thank my fellow Directors for their generosity of spirit, their good humour and their wise and intelligent contributions to the governance of Access 2 Place.

We look forward to new opportunities to discover fresh and innovative ways to address housing requirements, and to working with our tenants, their families and carers, our partners and Renewal SA as we make a unique contribution to this sector in SA.



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CEO'S Report

Written by Jonathan Lardner, CEO

This financial year saw Access 2 Place Housing grow from its establishment in March 2014 to become a viable and sustainable organisation which will provide safe, secure and affordable housing for people with disability for many years to come.

The transfer of a further 180 houses from the South Australian Government to Access 2 Place means that for most of our tenants for the first time, they have a lease in their own name for their own home. The separation of landlord from care provider gives the tenant security and greater control over their lives.

The transfer of housing also provides Access 2 Place with a sound financial footing upon which we can plan for the development of new housing choices for people in need.

The lack of affordable housing for South Australians on lower incomes is well known. People with disability on lower incomes have even less opportunity. The current system does not provide people with disability much choice when it comes to housing. Usually the only option available is a group facility or sharing a house with someone else. There is no choice in care provider.

Access 2 Place has been established to give people housing opportunities the same as anyone else in the community. With the introduction of the individualised funding through the

NDIS, our tenants will have a secure home from which they can determine how they access the care they need.

The year was significant in many ways:

- » Establishment of tenancies with 271 people.
- » The transfer (owned and leased) of 180 houses.
- » Registered by the Australian Charities and Not for Profit Commission as a Charity and Public Benevolent Institution.
- » Registered as a Tier 2 community housing provider under the National Regulatory System for Community Housing.
- » Employed first staff of the organisation.
- » Leased office at 20 Greenhill Road, Wayville.
- » Completed the organisation's Strategic Plan 2015 -2020.

I wish to especially thank the staff of Access 2 Place; Luisa Entwistle, Paul Jackson, Emmily Rositano, Tim Gogoll and Rebecca Chapman. This passionate and talented team took a courageous leap of faith to join Access 2 Place. They joined an infant organisation, which at the time was operating from an office containing a card table and two director's chairs. This team met our early challenges with professionalism and good humour and have forged a culture determined to focus on our tenants, provide excellent tenancy



management and make a significant difference to the lives of people with disability.

I would like to acknowledge the senior management of the Department of Community Services and Social Inclusion (DCSI) who had the foresight to identify that the imminent introduction of the NDIS would need the creation of a housing provider such as Access 2 Place. Without the resources and support from DCSI, Access 2 Place would never have existed in the first place.

Finally, I wish to recognise the Board of Directors of Access 2 Place lead by the Chair, Sue Park. The Directors provide excellent governance and expertise for this organisation. Without the work performed by the Board and the sound foundations laid this organisation would not have had the chance to be sustainable and viable.



Statement of Profit or Loss and Other Comprehensive Income for the Year Ended 30 June 2015

	2015 \$	2014 \$
Rental and Other Income	660,883	2
Capital Grants	25,566,500	1,100,000
Total Revenue	28,227,383	1,100,002
Expenses		
Auditing, Accounting and Legal Fees	25,861	-
Computer Expenses	12,157	-
Depreciation and Write-down Expense	632,733	-
Insurance Expenses	16,685	-
Property Expenses	205,800	-
Salaries and Wages	263,317	-
Interest Expense	9,362	-
Other Expenses	190,820	2
Total Expenses	1,356,735	2
Net Current Year Surplus	26,870,648	1,100,000
Total Comprehensive Income for the Year		
	26,870,648	1,100,000
Net Current Year Surplus Attributable to Members of the Entity	26,870,648	1,100,000
Total Comprehensive Income Attributable to Members of the Entity	26,870,648	1,100,000

Statement of Financial Position as at 30 June 2015

	2015 \$	2014 \$
Assets		
Current Assets		
Cash and Cash Equivalents	44,037	10
Trade and Other Receivables	26,421	-
Other Assets	168,834	-
Total Current Assets	239,292	10
Non-Current Assets		
Property, Plant and Equipment	28,114,144	1,100,000
Total Non-Current Assets	28,114,144	1,100,000
Total Assets	28,353,436	1,100,010
Liabilities		
Current Liabilities		
Trade and Other Payables	29,490	-
Financial Liabilities	342,524	-
Employee Provisions	10,764	-
Total Current Liabilities	382,778	-
Total Liabilities	382,778	-
Net Assets	27,970,658	1,100,010
Equity		
Settlement Sum	10	10
Retained Earnings	27,970,648	1,100,000
Total Equity	37,970,658	1,100,010

Vision, Mission and Values

Our Aim...

Providing affordable housing in South Australia for people living with disability.

Access 2 Place is an innovative, dynamic and pioneering organisation with a tenant focussed approach to disability housing. Our intention is to lead, demonstrate and grow.

Our Vision is that people living with disability have the right and opportunity to access affordable housing of their choice, creating a safe and stable foundation through which to thrive.

Our Mission is to provide innovative, choice based and affordable housing options. Our Organisational Values and Principles are to provide tenancy management services for people living with disability.



About Us

Access 2 Place is an independent non-government community housing provider established to provide affordable housing for people living with disability.

Access 2 Place has been established to align with, and support, the National Disability Insurance Scheme (NDIS).

Currently many people living with disability have housing and support services from the same agency. Our main focus is on the provision of housing and supporting sustainable tenancies. This means our tenants can be secure in the knowledge that changing a disability support provider will not mean having to move to another home.

Access 2 Place aims to be a leading provider of housing for people living with disability and while adopting best practice in disability accommodation, explore consumer driven options with flexible and innovative outcomes. The focus of Access 2 Place is on the housing needs of our current and future tenants, their inclusion in the community and supporting their right in making self-directed decisions about life choices.

National Regulatory System Community Housing

Access 2 Place is a South Australian Tier 2 Provider under the National Regulatory System Community Housing (NRSCH). The tier of registration determines the performance requirements and

the intensity of regulatory engagement applicable to an individual community housing provider.

The NRSCH aims to ensure a well governed, well managed and viable national community housing sector that meets the housing needs of tenants and provides assurance for government and investors. The National Regulatory Code sets out the performance requirements that registered housing providers must comply with in providing community housing under the National Law.

A key purpose of the NRSCH is to improve tenant outcomes and protect vulnerable tenants. Tenants can have confidence that their housing provider is meeting nationally consistent performance standards for service delivery.



ACCESS 2 PLACE HOUSING

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