

Access 2 Place Housing Annual Report

2015 / 2016



**ACCESS
2 PLACE
HOUSING**



Chair and CEO Report

Written by Sue Park, Chair of the Board and Jonathan Lardner, CEO

The past year has marked a considerable shift in Access 2 Place's development, as we consolidated our establishment and began to explore fresh opportunities to bring our vision to fruition. We have keenly monitored the progress of the National Disability Insurance Scheme (NDIS), paying particular attention to the associated proposal for Specialist Disability Accommodation. While this national development in policy has not been without its challenges, it is very exciting to see the attention which is being paid to expanding choices, enhancing independence, and improving quality of life for people with disabilities.

In line with these developments, Access 2 Place has been at pains to ensure that we are well acquainted

with best practice in Universal Design. Accordingly, all new Access 2 Place houses will be built to Universal Design concepts and meet Livable Housing Australia Platinum level.

We were very proud to have been successful with our first submission of an Expression of Interest to Renewal SA, to build 10 new dwellings in Kidman Park. Access 2 Place was selected in a competitive process where our submission was judged against criteria which included design, innovation, governance strengths, financial capacity and quality processes. As a result, we will receive a transfer of 1,443 square metres of land from the SA Government. We are awaiting finalisation of the land transfer and planning approval, and look forward to progressing this

expansion in the type and quantity of housing we offer.

In September 2015, Access 2 Place was notified that we had successfully achieved Tier 2 status and was registered as a community housing provider under the National Regulatory System for Community Housing.

There have been a number of developments in the Board during this period. We have established a Property and Development Committee and an Audit, Risk and Compliance Committee, in line with our new stage of development. One of our longer serving Directors, Nicole Swaine, has left the Board and we thank her for her invaluable contribution during her time with Access 2 Place. We have been fortunate to be able to appoint



Access 2 Place Board

Back Row: Nicole Swaine, Mark Phelps, Anne Gale, Trent Lines, Mary Marsland, Gavin Cragg.

Front Row: Judith Cross, Sue Park, Jonathan Lardner.

Mel Blondell to fill the vacancy which was created, and have welcomed her into this role.

Fortunately we have had a very stable staff team. Janet Lee, Lyndi Gepp, Luisa Entwistle, Paul Jackson, Emmily Rositano and Tim Gogoll have all made contributions to the development of Access 2 Place. Staff have represented the values of Access 2 Place to our wider community and have also embraced opportunities to learn and develop. In particular, the Tenancy Officers have taken opportunities to attend training courses in asset management, place making and tenant engagement.

Access 2 Place grew to 240 properties (both owned and leased) during this period, and those

properties are spread throughout rural and metropolitan SA. Metropolitan properties are spread through most areas and rural properties range from Kangaroo Island to Mount Gambier and Ceduna and by June 30th we were providing housing for 441 tenants. We have surveyed our tenants to gauge their level of satisfaction with the service we provide, and have been delighted to receive very positive feedback from this, as well as valuable information which has helped us to improve.

Behind-the-scenes work continues to be important as we constantly review and refine our quality assurance processes. In addition to maintaining our focus on our day-to-day services to tenants, we have spent considerable effort in

planning our next steps to achieve our strategic goals.

We both express our deepest appreciation of the way in which our tenants assist us in our learning, as we strive to refine our work as an outstanding and innovative provider of housing for people with disability. Once again, we express our thanks to Board Directors for the generosity with which they contribute to our work, and to our staff for their dedication, thoughtfulness and good humour.

We look forward to another year of growth for Access 2 Place.



Statement of Profit or Loss and Other Comprehensive Income for the Year Ended 30 June 2016

	2016	2015
	\$	\$
Revenue	7,528,017	28,227,383
Total Revenue	7,528,017	28,227,383
Less Expenses		
Auditing, Accounting and Legal Fees	19,887	25,861
Computer Expenses	26,562	12,157
Depreciation and Write-down Expense	984,841	632,733
Insurance Expenses	17,458	16,685
Property Expenses	689,832	205,800
Salaries and Wages	550,937	263,317
Interest Expense	12,163	9,362
Other Expenses	146,086	190,820
Total Expenses	2,447,766	1,356,735
Net Current Year Surplus	5,080,251	26,870,648

Statement of Financial Position as at 30 June 2016

	2016	2015
	\$	\$
Assets		
Current Assets		
Cash and Cash Equivalents	1,324,292	44,037
Trade and Other Receivables	559,101	26,421
Other Assets	69,434	168,834
Total Current Assets	1,952,827	239,292
Non-Current Assets		
Property, Plant and Equipment	31,594,193	28,114,144
Total Non-Current Assets	31,594,193	28,114,144
Total Assets	33,547,020	28,353,436
Liabilities		
Current Liabilities		
Trade and Other Payables	212,393	29,490
Financial Liabilities	265,092	342,524
Employee Provisions	18,626	10,764
Total Current Liabilities	496,111	382,778
Total Liabilities	496,111	382,778
Net Assets	33,050,909	27,970,658
Equity		
Settlement Sum	10	10
Retained Earnings	33,050,899	27,970,648
Total Equity	33,050,909	27,970,658

Kidman Park Development

Project Summary

The Kidman Park development will provide a better housing outcome for some of the most vulnerable people in our society. Social housing in South Australia for a person with a disability usually means a shared house with another person. It can also mean sharing your house with your carers and their office facility. The current system meets the needs of the carers and the funding system, not the needs of the people looking to live in their home.

Access 2 Place proposes to deliver 10 one bedroom disability specific houses. In addition to the homes, we will provide a recreation area and a small office space for the use of tenant's carers. The budget for the development is \$1.575M excluding GST and the cost of land.

This project will assist people with a disability to live independently in their own homes with the ability to access the support they choose.

The Site

Lot 56 Morton Street, Kidman Park (1,443 square metres).

Planning

Development approval issued by Development Assessment Commission through Renewal SA's "Renewing our Streets and Suburbs" program.

Tenant Profile

A mix of people with various types of disability who will have a higher level of need, but with the appropriate support be able to live independently. People who are seeking to develop their capacity for more independent living, and live either alone or with their family or a friend.

We anticipate that 6 of the dwellings will be downstairs and will be fully wheelchair accessible and

4 apartments will be located on a second storey for tenants with intellectual disability, but with minimal physical limitations.

Tenure

Rents will be set at 25% of tenant income plus 100% of eligible Commonwealth Rental Assistance payments.

Access 2 Place will work in collaboration with Disability SA's Accommodation Placement Panel (APP) to source appropriate tenants. All tenants must be sourced from the Community Housing Customer Register (CHCR).





Case Study

Chevai and Rabekah are coming up to two years since moving into their new property.

Rabekah's partner Rowan moved in last July and everyone gets on well.

They enjoy having the freedom to come and go as they please compared with previous accommodation where they felt restricted.

Chevai is studying at TAFE and Rabekah enjoys work three days per week, and having her partner Rowan living with her.

All three are pleased with the level of encouragement and assistance of their support providers, who engage and assist them in developing their independent living skills.

Chevai, Rabekah and Rowan enjoy the area in which they live, and the engagement with the local community which enhances their confidence in being able to eventually live completely independently.

...engages them in successfully developing their independent living skills.

Community Grant by NAB

Access 2 Place are thrilled to be awarded a \$50,000 "Employee Choice" NAB Community Grant for assistive technology for people with a disability living in supported accommodation.



ACCESS 2 PLACE HOUSING

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