

Access 2 Place Housing  
**Annual Report**

2016 / 2017



**ACCESS  
2 PLACE  
HOUSING**



## Chair and CEO Report

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

It is our pleasure to report on another successful year for Access 2 Place. This is the organisation's third year of operation and it is worth noting the impact Access 2 Place has made on the lives of people with a disability.

The vision of Access 2 Place 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.

The first three years of Access 2 Place has seen the creation of a sound financial base from where we can direct all our resources to work towards meeting this vision.

The key features of Access 2 Place and the impact on the lives of our tenants are:

- » Our role, which is solely as a housing provider, means that due to our relationship, the tenant is less vulnerable than they would be if their support provider was also their landlord.
- » Most of our tenants, for the first time, have a lease for their home in their own name. This is significant. We are told many times by our tenants that they just wish to live like anyone else. Having a lease means their tenancy is secure, they cannot be moved from house to house and their rights are clear.
- » We provide affordable housing. Our maximum rent is 25% of the Disability Support Pension plus 100% of Commonwealth Rent Assistance. Many of our tenants in shared houses pay much less than this rent. Previously many tenants paid a board and lodging fee of 75% of their pension.
- » All decisions regarding the tenants' house involves them. Our management of houses means that we put the tenants' rights at the front of all decisions.
- » We feel that we create safer houses for tenants. We provide timely effective maintenance and are committed to liveable housing principles.



### Access 2 Place Board

Mel Blondell, Gavin Cragg, Judith Cross, Anne Gale, Trent Lines, Mary Marsland, Mark Phelps

Significant achievements for the year have been:

- » Focus on service excellence and tenant support and engagement. Please see the attached story on MacDonald Park.
- » Continued registration as a Tier 2 Community Housing Provider.
- » Registration as a provider with the National Disability Insurance Scheme.
- » Successful housing forums regarding the needs of people for disability housing.
- » Development approval for the 10 houses at Kidman Park. These houses will be completed in April 2018.
- » Commitment to purchase six apartments at Devon Park. One apartment will be reserved for tenants to use as a base for their support services.

Access 2 Place will continue to monitor the implementation of the National Disability Insurance Scheme, especially in relation to housing opportunities. Access 2 Place has an innovative and pioneering approach to working with people with a disability.

We take the introduction of the NDIS as an opportunity to challenge old models of behaviours and management of disability housing. We will always place the tenant at the heart of any decisions we make in regard to their home.

The vision of A2P is that our tenants live like anyone else in the community. We hear this constantly from tenants at our forums.

Access 2 Place will continue to work closely with our tenants and the people they choose as their support. The organisation is committed to

providing better, more appropriate housing and we look forward to delivering on that promise in the future. Access 2 Place will be one of the major developers of disability housing in South Australia. All new houses will meet the Platinum level under the Livable Housing Australia design guidelines.

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 2017

	2017	2016
	\$	\$
Revenue	5,843,499	7,528,017
<b>Total Revenue</b>	<b>5,843,499</b>	<b>7,528,017</b>
<b>Less Expenses</b>		
Auditing, Accounting and Legal Fees	40,276	19,887
Computer Expenses	20,696	26,562
Depreciation and Writedown Expense	898,759	984,841
Insurance Expenses	82,320	17,458
Property Expenses	939,887	689,832
Salaries and Wages	599,418	550,937
Interest Expense	4,557	12,163
Other Expenses	231,008	146,086
<b>Total Expenses</b>	<b>2,816,921</b>	<b>2,447,766</b>
<b>Net Current Year Surplus</b>	<b>3,026,578</b>	<b>5,080,251</b>
<b>Other Comprehensive Income</b>		
Total other comprehensive income for the year	-	-
Total comprehensive income for the year	3,026,578	5,080,251
Net current year surplus attributable to members of the entity	3,026,578	5,080,251
Total comprehensive income attributable to members of the entity	3,026,578	5,080,251

## Statement of Financial Position as at 30 June 2017

	2017	2016
	\$	\$
<b>Assets</b>		
<b>Current Assets</b>		
Cash and Cash Equivalents	2,783,385	1,324,292
Trade and Other Receivables	1,000,563	559,101
Other Assets	58,164	69,434
<b>Total Current Assets</b>	<b>3,842,112</b>	<b>1,952,827</b>
<b>Non-Current Assets</b>		
Property, Plant and Equipment	32,548,386	31,594,193
<b>Total Non-Current Assets</b>	<b>32,548,386</b>	<b>31,594,193</b>
<b>Total Assets</b>	<b>36,390,498</b>	<b>33,547,020</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Trade and Other Payables	284,943	212,393
Financial Liabilities	-	265,092
Employee Provisions	28,068	18,626
<b>Total Current Liabilities</b>	<b>313,011</b>	<b>496,111</b>
<b>Total Liabilities</b>	<b>313,011</b>	<b>496,111</b>
<b>Net Assets</b>	<b>36,077,487</b>	<b>33,050,909</b>
<b>Equity</b>		
Settlement Sum	10	10
Retained Earnings	36,077,477	33,050,899
<b>Total Equity</b>	<b>36,077,487</b>	<b>33,050,909</b>

# MacDonald Park

## Project Summary

We are approaching close to a year since our six new tenants moved into Access 2 Place's two new houses located at MacDonald Park. Everyone has settled in very well, enjoying their surroundings.

Each tenant has responded positively to moving from the Strathmont Centre in to their new homes. Staff have observed how far they have grown in themselves within their short time of living in this great environment, becoming more independent as time passes.

All the tenants enjoy the open spaces to wander around. There are sheds for wood work, a sensory garden to sit and relax in, arts and crafts available in the activity hub, a projector to enjoy movies on the

big screen and each tenant has their own room to appreciate some time out.

Tenants enjoy interacting with their friendly support staff. Every Friday, a support worker attends the property to manage activities in the activity hub such as painting, singing and arts and crafts. Everyone enjoys the creativity and social aspect of the property, appreciating the open spaces and the expertise which the staff offer.

Access 2 Place have recently invested \$20,000 on solar panels to make the property eco-friendly and save the tenants from the ever-increasing power bills. A gardener is also employed by Access 2 Place to upkeep the gardens of

the property every month, and to help the tenants and support staff maintain the property easily.

Access 2 Place is currently working on a project to build a chicken coop in the rear yard. This will be a great opportunity for the tenants to get involved with feeding the chickens and collecting the fresh eggs every day to enjoy.

Access 2 Place have thoroughly enjoyed helping create and manage this property which has resulted in the tenants feeling secure to call it their home. It has been a wonderful journey, and we are excited to watch the continual progress of our tenants as time goes on.





## Case Study

Mark, Adam and Paul have been living in their houses at Seaton for the last three years and are able to relate to each other and get on well as friends and neighbours.

Having leases in their own names has given them more flexibility and freedom to be able to come and go advising support staff, and with the peace of mind that staff are available to offer assistance if needed.

The tenants really enjoy living in the western suburbs as they are near major public transport routes which

allows them to shop conveniently at West Lakes and then visit the city zoo when they wish. They also enjoy being able to sit back and watch television (especially sports), play on the Wii and relax in the comfort of their homes, enjoying coffee and biscuits together. They feel they have their own little community, where they are there for each other.

Mark enjoys playing 10-pin bowling every week and averages 107 points which won him a trophy last year. If he could have anything, he would like a swimming pool.

Adam is a keen photographer, taking photos of animals and landscapes. He also enjoys attending the football. If he could have anything, he would like a basketball ring.

Paul enjoys fishing, and also likes to attend church. If he could have anything, he would like a chicken coop with a few chickens, so he can have fresh eggs every morning.

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**ACCESS 2 PLACE HOUSING**

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