

# Access 2 Place Housing Annual Report

2017 / 2018



ACCESS  
2 PLACE  
HOUSING



## Chair and CEO Report

*Written by Mel Blondell, Chair of the Board and Jonathan Lardner, CEO*

The year of 2017-2018 was a year of significant achievements for Access 2 Place.

A key strategic goal for A2P is the provision of more housing for people with a disability.

We are aware of the need for better housing for people with a disability and our goal is to meet this need. Our aim is to build houses which support independence, create a homelike environment, be accessible, affordable, and are connected to the community.

During the year, A2P commenced construction of sixteen new fully

accessible houses. Ten at Kidman Park, two at Ascot Park, and four at Christies Beach. In addition, A2P purchased land at Aldinga Beach which has the potential for a further seven houses.

In total A2P committed to \$5.3M for new disability housing.

The Kidman Park development is part of a joint initiative with the South Australian Housing Trust. The land worth \$750,000 was transferred to A2P after a competitive Expression of Interest. HomeStart Finance also supported this development through finance of \$1.575M.

We thank both organisations for their support of the work and vision of A2P.

A2P was also successful in two rounds of tenders through the South Australian Housing Trust Disability Housing Program. As a result a further 37 properties were added to our portfolio of houses we lease.

During the year, particular attention was given to the roll out of the National Disability Insurance Scheme in South Australia. All the organisation's owned houses were registered and enrolled in the NDIS



### Access 2 Place Board

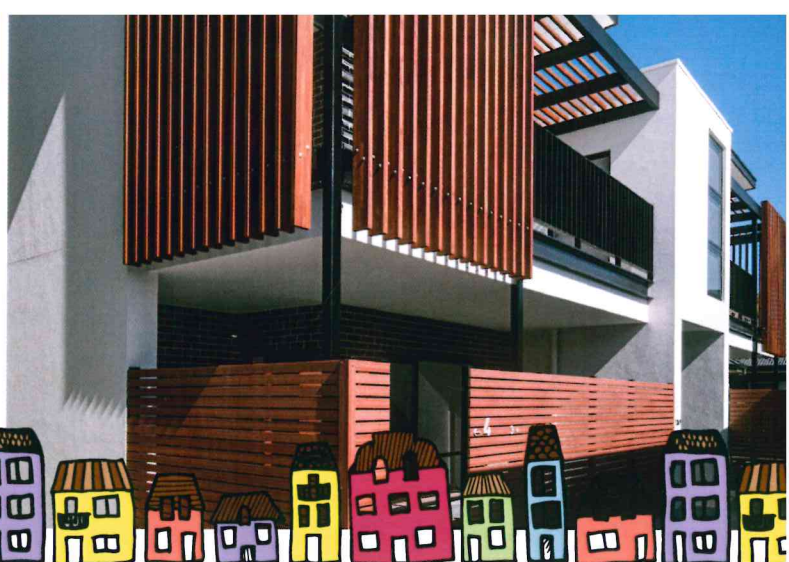
Sue Park, Gavin Cragg,  
Judith Cross, Anne Gale,  
Trent Lines, Mary Marsland,  
Mark Phelps

as Specialist Disability Accommodation. As at 30th June 2018, A2P is the largest provider of SDA housing in the State.

We express our thanks to Board Directors for the generosity with which they contribute to our work and to our staff for their hard work professionalism and commitment to the organisations values.

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

	2018 \$	2017 \$
Capital grants	-	1,639,300
Operating revenue	3,786,513	4,204,199
<b>Total Revenue</b>	<b>3,786,513</b>	<b>5,843,499</b>
<b>Less Expenses</b>		
Auditing, Accounting and Legal Fees	32,633	40,276
Computer Expenses	23,397	20,696
Depreciation and Writedown Expense	901,559	898,759
Insurance Expenses	54,664	82,320
Property Expenses	816,184	939,887
Salaries and Wages	735,017	599,418
Interest Expense	148	4,557
Other Expenses	338,368	231,008
<b>Total Expenses</b>	<b>2,901,970</b>	<b>2,816,921</b>
<b>Net Current Year Surplus</b>	<b>884,543</b>	<b>3,026,578</b>
<b>Other Comprehensive Income</b>		
Total other comprehensive income for the year	-	-
Total comprehensive income for the year	884,543	3,026,578
Net current year surplus attributable to members of the entity	884,543	3,026,578
Total comprehensive income attributable to members of the entity	884,543	3,026,578

## Statement of Financial Position as at 30 June 2017

	2018 \$	2017 \$
<b>Assets</b>		
<b>Current Assets</b>		
Cash and Cash Equivalents	901,794	2,783,385
Trade and Other Receivables	1,137,299	1,000,563
Other Assets	66,769	58,164
<b>Total Current Assets</b>	<b>2,105,862</b>	<b>3,842,112</b>
<b>Non-Current Assets</b>		
Property, Plant and Equipment	36,623,835	32,548,386
<b>Total Non-Current Assets</b>	<b>36,623,835</b>	<b>32,548,386</b>
<b>Total Assets</b>	<b>38,729,697</b>	<b>36,390,498</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Trade and Other Payables	433,981	284,943
Financial Liabilities	88,930	-
Employee Provisions	18,463	28,068
<b>Total Current Liabilities</b>	<b>541,374</b>	<b>313,011</b>
<b>Non-Current Liabilities</b>		
Financial Liabilities	1,226,293	-
Total Non-Current Liabilities	1,226,293	-
<b>Total Liabilities</b>	<b>1,767,667</b>	<b>313,011</b>
<b>Net Assets</b>	<b>36,962,030</b>	<b>36,077,487</b>
<b>Equity</b>		
Settlement Sum	10	10
Retained Earnings	36,962,020	36,077,477
<b>Total Equity</b>	<b>36,972,030</b>	<b>36,087,487</b>

# Kidman Park

In August 2018, Access 2 Place Housing officially opened Kidman Park – ten new homes offering an outstanding new accessible housing option for people living with disability.

It comprises eight one bed apartments and two two-bedroom homes. The eight apartments have balconies which overlook a green park and play areas.

The Kidman Park houses include our signature accessibility features such as wider doorways, bathrooms with plenty of turning room, accessible power points, and kitchens with multiple access options.

The development includes a communal space called The

Hub, which can be used by the tenants for a variety of purposes, including use by the support staff who work with our tenants. We designed this space so tenant's carers did not need to set up an office in their homes, as so often is the case in other disability housing.

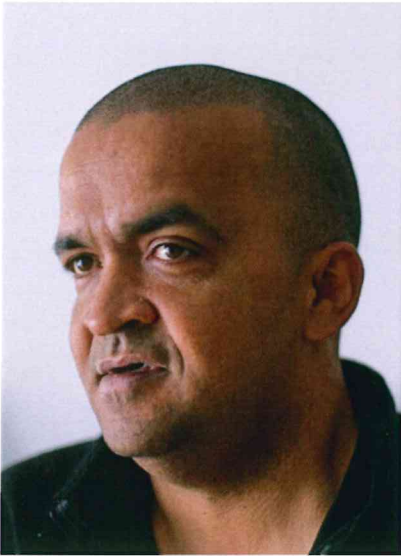
In 2018, Access 2 Place also gained Livable Housing Australia Platinum certification for the Kidman Park project. This is important recognition, because LHA champions the mainstream adoption of livable housing design principles in all new homes built in Australia.

The Livable Housing Guidelines provide assurance that a home is easier to access, navigate and live in. This is what Access 2 Place is all about.

We know that people living with a disability in South Australia have limited choices when it comes to housing, and often have no choice but to share housing and living arrangements when they would rather live alone. It's part of why we are delighted to add Kidman Park to our pool of housing options in the state.

We gratefully acknowledge the South Australian Housing Trust which provided this land to Access 2 Place through a competitive expression of interest. HomeStart Finance has also been a long-time supporter and we thank them for partial funding of this development.





## Case Study

Phillip and his family appreciate the benefits of their Access 2 Place house at Kidman Park.

They moved into their home in late 2018 and Phillip said finding an accessible home had been his top priority after moving to Adelaide.

“When you have a daughter and a wife both using wheelchairs, it’s important to find an organisation like Access 2 Place,” Phillip said. “Finding the right home for your family is a real challenge.”

He said the Kidman Park property had exceeded his expectations. “I thought it might have been a couple of years old, but when I came and had a look at the property, it was brand new. It makes you feel good, just to have a brand-new house, and we don’t have to worry about moving anywhere any time soon. There’s not much more I can ask for.”

Phillip said the Kidman Park property had features including wide corridors and doorways, a

large bathroom with space for a wheelchair to manoeuvre, power points set low on the walls, and an accessible kitchen.

“It’s the small things – light switches, the bath and shower, even the windows, and the space. They can easily come in and out including the back door – there’s a little courtyard, they (wife and daughter) can go there without having to pull up a screen,” he said.

“When you’re with someone in a wheelchair in a normal house, and you go from there to a house specifically built for someone in a wheelchair, you can see the difference.”

Phillip describes the Access 2 Place team as “very nice, helpful, understanding.”

“That was the good part about it, because they deal regularly with people with disabilities. They were always happy, always helpful,” Phillip said.

## Jobnet Employment Program: Community Bridging Service

Access 2 Place have forged a new partnership with Community Bridging Service and have employed Sam Button under the Jobnet Employment Program. This fantastic program assists people with an injury, disability or illness to find and maintain employment.

Sam is an avid gardener and is utilising his skills to provide an “in-house” gardening service to a number of our properties at no extra expense to our tenants. This is a service we wouldn’t have been able to provide previously.

Within a short time Sam has built a great rapport with the Access 2 Place community, he is a welcome contribution to the Access 2 Place team, and we look forward to continuing this program into the future.



**ACCESS 2 PLACE HOUSING**

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