

Access 2 Place Housing
Annual Report

2019/2020



**ACCESS
2 PLACE
HOUSING**



Board Chair Report

Mel Blondell, Board Chair

Access 2 Place Housing, as a specialist provider of housing for people with high needs disability, continues to provide housing options that support tenants to have opportunity to live their lives with independence, choice and control.

The financial year of 2019 – 2020 saw the organisation responding to several new and challenging conditions. The South Australian summer bushfires caused concern for our tenants on Kangaroo Island and other bushfire affected areas, however all were thankfully safe, and no evacuations were needed. By March the team was pivoting to respond to the COVID-19 pandemic and finding ways to support our tenants in a COVID safe manner. The staff split into two teams and rotated between working from home or the office, which allowed

Access 2 Place to continue to be available for tenant support and engagement. The newly formed Tenant Advisory Group is testament to this continuity, using technology to meet virtually to maintain their important work throughout the pandemic conditions.

We are pleased to advise that Stages 1 and 2 of our first audit under the new NDIS Quality & Safeguarding Framework were completed by November 2019. A huge amount of effort went into preparing for the audit, with the team's hard work rewarded with a successful outcome. Importantly, this confirms our compliance with the required standard and demonstrates our ability to operate within the scope of our NDIS registration.

During the year, Judith Cross resigned from the Board having served as a

Director since 2014. Judith's extensive experience in the community services sector, strategic insight, and unwavering commitment to social justice, was of great benefit to Access 2 Place during her term. We thank her for her time and commitment. The Board welcomed Natasha Rees who was appointed in January 2020 and brings deep knowledge of the disability and housing sectors, as well as strong knowledge of the NDIS environment.

I would like to thank the staff for all their hard work and continuing commitment to our tenants across a very challenging year. Thank you also to the Directors for their time and dedication to ensuring Access 2 Place continues to provide high quality, specialist disability housing.



Access 2 Place Board and CEO



Mel Blondell
(Board Chair)



Anne Gale
(Deputy Chair)



Gavin Cragg



Judith Cross



Trent Lines



Mark Phelps



David Mullins



Jeanie Elliott



Natasha Rees



Jonathan Lardner (CEO)

Tenant Advisory Group

As an organisation, we exist for our tenants and we've always placed them at the heart of our decision-making. In 2020, we were excited to establish a Tenant Advisory Group (TAG) to help boost that engagement.

The TAG meets every quarter and is coordinated by our Engagement Coordinator. It's an opportunity for tenants to discuss issues, exchange ideas and give feedback to us in an informal environment.

This is an endeavour with benefits for both A2P and the TAG members. The more tenants that are involved in TAG meetings, the more we can deliver the best possible services to meet tenants' needs. For the members themselves it's an opportunity to have

their ideas heard and discussed, to develop new skills and confidence, and meet others.

We'd like to thank our TAG members for the time and energy they put into this committee; it's much appreciated.





Statement of Profit or Loss and Other Comprehensive Income for the Year Ended 30 June 2020

	2020 \$	2019 \$
Revenue	5,201,493	4,294,950
Total Revenue	5,201,493	4,294,950
Expenses		
Auditing, Accounting & Legal Fees	58,233	30,141
Computer Expenses	40,802	34,882
Depreciation & Writedown Expense	999,179	1,039,761
Amortisation Expense	311,499	-
Insurance Expenses	89,469	80,395
Property Expenses	850,843	1,024,369
Salaries and Wages	1,070,478	820,924
Interest Expense	77,401	69,177
Other Expenses	242,376	401,764
Total Expenses	3,740,280	3,501,413
Net current year surplus	1,461,213	793,537

Statement of Financial Position as at 30 June 2019

	2020 \$	2019 \$
Assets		
Current Assets		
Cash And Cash Equivalents	9,182,172	2,727,611
Trade And Other Receivables	1,028,494	1,025,813
Other Assets	102,542	89,062
Total Current Assets	10,313,208	3,842,486
Non-Current Assets		
Right-Of-Use Asset	510,449	-
Property, Plant And Equipment	37,924,042	36,390,112
Total Non-Current Assets	38,434,491	36,390,112
Total Assets	48,747,699	40,232,598
Liabilities		
Current Liabilities		
Trade And Other Payables	178,352	159,551
Contract Liabilities	93,634	119,726
Lease Liabilities	309,020	-
Financial Liabilities	53,117	23,568
Employee Provisions	47,666	24,044
Other Liabilities	4,855,083	612,006
Total Current Liabilities	5,536,872	938,895
Non-Current Liabilities		
Lease Liabilities	218,617	-
Financial Liabilities	1,468,015	1,538,136
Employee Provisions	15,471	-
Total Non Current Liabilities	1,702,103	1,538,136
Total Liabilities	7,238,975	2,477,031
Net Assets	41,508,724	37,755,567
Equity		
Settlement Sum	10	10
Revaluation Surplus Reserve	3,376,944	1,100,000
Retained Earnings	38,131,770	36,655,557
Total Equity	41,508,724	37,755,567

A2P at the Expo

Every year, Access 2 Place enjoys participating in the Disability, Ageing and Lifestyle Expo and in 2019 we again hosted a stall at the Goyder Pavilion.

This is always a terrific opportunity to meet people and prospective tenants. Our staff get a chance to explain the accessible features of an A2P home and the eligibility requirements.

Last year, we hosted a colourful stall, including a fun “spin of the wheel” for people to win prizes. The distinctive green A2P van was there, too.



Website

Office refresh

We've been in our Greenhill Road HQ for a few years now, and in late 2019 an internal building restructure helped us make better use of the space.

We repurposed under-utilised space and the team is really pleased with the result. A new configuration – with a few new walls – resulted in more offices becoming available, and a boardroom that runs the width of the front of the building.



New Boardroom

New website launched

After a lot of behind-the-scenes work, A2P was delighted to launch a new website this year. We focused on creating a website that is a useful resource for tenants, putting a lot of information at their fingertips. This includes tenant FAQs, online maintenance request form and all of our tenant policies.

For people who are interested in applying for a home with us, the new website has an easier, step-by-step process to register for housing. The eligibility criteria is clearly displayed, and people can download an initial enquiry form or complete the enquiry process online.

Of course, the website also features our current availabilities, with pictures of the homes for rent, list of features and online form to register interest. If you haven't already, please explore the site at www.access2place.com.au



A2P Expo Display



Tenant story

Mia's home has many of the accessible features you'd expect from an Access 2 Place property, but with a difference. Mia's home is also her own art studio, her haven where she spends her days painting, drawing, writing, reading and playing her keyboard.

Mia has been an A2P tenant for just over a year and says she loves the atmosphere of her home. "I've basically got all my paints and everything on the table, then my easel and my paintings all around," she said. "I like reading in the backyard, it's a small courtyard but it's big enough for me."

For Mia, her art is not only about expressing and understanding herself, but a way to give to others. She is

currently planning a painting for a friend, depicting an indigenous woman standing with arms outstretched and her hair flying, with a hill behind her, and children arriving.

"If you create, you understand your life," Mia said. "You rediscover who you were meant to be. A lot of people I meet have their battles, and if I can share a little bit of joy with them, that's a wonderful thing. It's reaffirming that I'm alive and I'm giving."

Mia prefers acrylics and is using wood as a canvas. Her most recent painting was a snapshot of her own history. To keep her fingers nimble, Mia plays the keyboard every day, favouring

classical and folk music.

When it comes to reading, Mia has a broad range of interests including fantasy romance and nonfiction. "I grab books from anywhere and everywhere," she said. "I love the smell and touch of books. I read all the time, if I can. I'd read the back of a Weetie's packet if I didn't have anything else!"

Mia says she spent "a long time finding myself".

"I know who I am now. When you're busy just surviving, it gets hard to see who you are," she said.

"It's taken a long time for me to get to this space where I'm really and truly content."



ACCESS 2 PLACE HOUSING

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