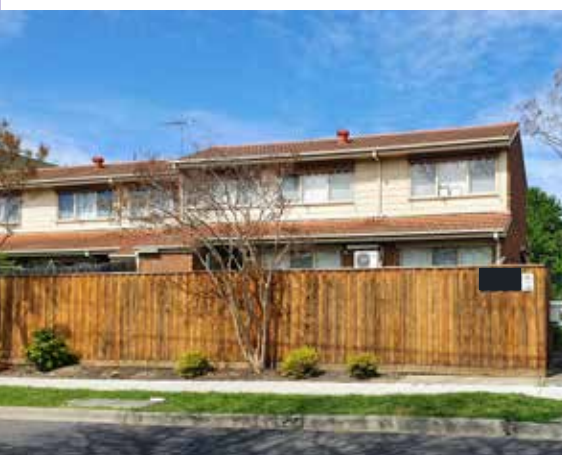




Jubilee Housing Inc

ANNUAL REPORT 2021-2022



Jubilee Housing Inc

Jubilee Housing Inc is a community housing initiative of the Box Hill and Newhope Baptist Churches and South Croydon Anglican Church



President's Report

Since our last annual general meeting we have had a challenging but also invigorating year. The threat of the pandemic has continued and placed great pressure on both staff and the Committee of Management. It has been a year of personal difficulties for all our staff and some of the Committee. Every one of the staff has faced personal challenges through either health issues, family trauma or the simple demands and pressures of their work. We come to the end of the year grateful to God for what has been achieved and the tasks still before us.

Even a cursory glance at our accounts for the last year will quickly reveal that the environment in which we operate has been very difficult. The evolving policy framework around housing and the investment that is being made by state and federal governments in housing tends to overlook and bypass small Community Housing organisations. Yet the compliance burden is the same for us as it is for larger housing organisations. As advocates quite rightly continue to press for the upgrading of Community Housing facilities the demand that this can place upon the resources of Jubilee is significant.

In recent months we have been grateful for supported of Yarra Valley Water who have conducted a retrofit programme in many of our units aimed at increasing the water efficiency of our housing stock. This is of benefit to the lifestyle and amenity of our renters and also assists in controlling water bills. The Committee continues to engage with government at local and state levels on the matters of rate relief and other aspects related to our work.

From an administrative point of view Jubilee Housing has been undergoing a process of upgrading our management practices and computer software. As part of this we are consolidating to work from one office at the Box Hill Baptist Church facilities. We have also been transferring much of our record-keeping, accounting and housing management to new software systems. In this we are grateful for the work of Steven Lockrey (our former Secretary), Andrew Churchward (our current Secretary) and particularly Nancy Thia (our finance manager).

The development of the Freeman St property is currently on hold as we look at various options for the future of Jubilee. The committee has engaged quite intentionally and strategically with the challenging business environment in which we operate and has reviewed a number of options for the future of Jubilee Housing. Over coming months we will be engaging quite intentionally with the supporting church organisations that established Jubilee Housing and remain our continuing partners.

I wish to acknowledge the work of the committee in particular my fellow members of the Executive, Don Hands and Andrew Churchward. Don and Andrew put in many any hours in sustaining, supporting and guiding the work of the organisation. As the President I get to see closely just how committed and diligent they are and I am deeply grateful for all that they give in time, expertise and passion to Jubilee Housing. To other members of the Committee of Management I also very grateful. We depend in so many ways on the gifts of time and skill that so many bring to this organisation. To those on the Committee who have served for a long time, those who are joining it afresh and those who are retiring this year, we are deeply thankful.

To all our staff I express the thanks of the wider Jubilee community. I speak for the renters, the volunteers and members of our supporting organisations, and all of the committee in expressing our admiration for your commitment, and our gratitude for the work you do, especially when you go the second mile and put in so much in the discharge of your duties. As I mentioned it has been a particularly challenging year and at times various staff members have had to stand in and do

the work of others. The way staff have supported each other and stepped into the breach when people have not been available has been inspiring.

In particular we want to acknowledge the work of Carol Hands who retires after many years as the Housing Manager. Carol has been diligent, passionate and caring in her work and we thank her and wish her a happy and fulfilling retirement.

It is an exciting time for Jubilee Housing. Things are changing and challenges abound, but the energy and experience of our Committee and staff and the grace and guidance of God are the resources that will bring us safely into the future.



Rev Jim Barr
President, Committee of
Management



Carol Hands
Housing Manager
(Retired)

Mission and Vision

THE MISSION of Jubilee Housing is to provide appropriate, affordable and secure long-term rental housing to low-income households who cannot afford adequate housing in the private rental market.

We have a VISION that seeks to assist such households and individuals by providing affordable and comfortable homes in a supportive community environment that enables independence and the capacity to plan and work towards reasonable life goals.

Auspice and History

- **1986** - Jubilee Housing Inc. is a community housing management organisation, initiated in 1986 by Box Hill Baptist Church and Newhope Baptist Church. Jubilee Housing is an incorporated association that manages property on behalf of participating organisations, and is currently responsible for three "joint venture" projects.
- **1987** - Jubilee Place, located in Box Hill North, opened in November, with 10 units of accommodation for families and singles.
- **1997** - Figtree Lane, located in Burwood, opened in November, with 10 units of accommodation for singles and families.
- **2003** - Changes in our Constitution were adopted to enable other organisations or churches to participate in the program, and representatives from Emmaus Christian Community Ltd joined the Committee of Management.
- **2004** - In April the building of 19 units, for families and singles, was completed at Emmaus, on land in Bayswater North held by Emmaus Christian Community Ltd of the South Croydon Anglican Church.
- **2011** - A property was purchased in Ringwood East with a land area of 1398 square metres, with the vision of building units when finances are available.
- **2015** - An architect was appointed to provide concept plans for the Ringwood East land.
- **2019** - Planning Permit granted for Ringwood East land.



Residents

Jubilee Housing properties are available only to low income households, who are eligible for public housing. When a vacancy occurs allocation is made to someone on the applicant waiting list, giving consideration to the length of time a person has been on the waiting list, the specific needs of applicants, and our overall aim of developing supportive and harmonious communities. Jubilee Housing welcomes formal and informal input from residents on any issue relating to their tenancy.

Partner Churches

Jubilee Housing's mission is undergirded by its three partner churches – Box Hill Baptist, NewHope Baptist, and South Croydon Anglican. This ecumenical and inter-relational focus enables a genuine and generous interaction within our local communities. As well as volunteers on our Committee of Management and our pastoral teams, these partner churches also provide practical assistance, Christmas gifts, food hampers, financial management counselling, and other supports to our tenants and families.

Treasurer's Report

2021 - 2022 Financial Statements

Whilst the audited financial statements reflect our long history of prudent financial management, they nevertheless show a deficit from normal business operations for the 2021-2022 Financial Year.

Most revenue came from the rental of the 40 properties that Jubilee Housing manages. Rental income was basically in line with budget and reflected a moderate increase over the previous (COVID-19 impacted) Financial Year.

Generally, most operational items of expenditure were little changed from the previous Financial Year – with the notable exception of Repairs and Maintenance. When properties are vacated, refurbishment costs are generally incurred prior to reletting – in the last Financial Year three vacancies occurred where fairly extensive refurbishment was required.

Additionally new rental compliance regulations are being introduced which requires the inspection of all properties and remediation (to meet new standards) where necessary.

In summary, the higher than anticipated Repairs and Maintenance costs resulted in an annual deficit, whereas our budget anticipated a very modest surplus.

The Committee of Management (COM) and staff remain conscious of the desire to balance our income with expenditure. This can be somewhat difficult given the fluctuating nature of maintenance costs as we have just experienced. In this regard Jubilee Housing continues to hold cash reserves sufficient to provide for timely repair and maintenance.

More challenging is the recognition that not only do maintenance costs fluctuate but tend to increase with the age of properties. This recognition will form part of the input to the Jubilee Housing Strategic Planning process which is currently being undertaken.

We have continued to expend further but modest monies in regard to the proposed Freeman Street, East Ringwood development. Further reference regarding this future development is contained in the President's report.

Importantly our Balance Sheet remains strong, and Jubilee Housing remains able to pay debts as and when they fall due with a surplus of current assets over current liabilities

Don Hands
Treasurer

Finance

Jubilee Housing receives no on-going government funding or grants and is financially responsible for maintenance, renovations and upgrades, insurance, rates, administration, provision for future building projects, and other costs. For income we are entirely dependent upon the rentals paid by tenants, and donations.

Tax Deductible Donations

Jubilee Housing was endorsed as an income tax exempt charitable entity in August 2000, and awarded Public Benevolent Institution Status (PBI) in 2003.

Donations made to Jubilee Housing are tax deductible.

Acknowledgement

Committee of Management and staff wish to acknowledge and thank all the people representing various organisations for their contributions, support and services to Jubilee Housing:

- **Real Estate Agent** - Philip Webb Mitcham & Ringwood
- Whitehorse Churches Care (WCC)
- New Hope Baptist Community
- South Croydon Anglican Church
- Box Hill Baptist Church
- NewHope Baptist Church
- Donors
- Volunteers
- Contractors

Rental Reforms

In 2021, there were major changes to the residential tenancy law. The majority of these changes were based on the Residential Tenancies Amendment Act 2018 which was passed in September 2018 but the planned stage rollout of the reforms was disrupted by the Covid Pandemic. On 29th March 2021, over 130 reforms in tenancy law rolled out and these changes are aligned with government objectives and aimed to provide guidelines on their respective obligations as renters and residential rental providers. Jubilee Housing Inc is in the process of implementing changes relevant to Community Housing providers.

Pastoral Care & Volunteers

Fundamental to the mission of Jubilee Housing is the ongoing support given to its housing residents. This pastoral and practical care is given by pastoral volunteers from Jubilee Housing's three volunteer churches, and our Staff Pastoral Worker, Meredith Beaton. Whilst pastoral connection is not taken up by all residents, our volunteers are happy to help where they can, and journey alongside our residents. This may be through regular chats, or coffees somewhere, assisting with transport when needed to medical appointments or Centrelink, or assistance with shopping or provision of meals when situations are needy. Jubilee Housing Inc is extremely grateful for the pastoral assistance and social support provided by the pastoral volunteers.

Our Christmas parties were again put off at the end of 2021 due to Lockdowns only just having ended. Christmas gifts & vouchers were again provided by partner churches NewHope Baptist and South Croydon Anglican, and also Whitehorse Churches Care.

It is hoped that in future will see the renewing of these much-loved annual gatherings, held at each of our three complexes.



Committee of Management

Member	Responsibility	Representation
Jim Barr	President	Box Hill Baptist Church Appointed Nov 18, 2021
Don Hands	Treasurer	Emmaus Christian Community Ltd Appointed Nov 18, 2021
Andrew Churchward	Secretary	Emmaus Christian Community Ltd Appointed Nov 18, 2021 (Co-Opted)
Graeme Davison	Representative	Box Hill Baptisit Church Appointed Nov 18, 2021
Katrina Lambert	Representative	NewHope Baptist Church Appointed Nov 18, 2021
Elizabeth Churchward	Representative	Emmaus Christian Community Ltd Appointed Nov 18, 2021
Mark Berends	Representative	NewHope Baptist Church Appointed Nov 18, 2021
David Taylor	Co-Opted	NewHope Baptist Church Appointed Sep 22, 2022

***Each Committee of Management member is a volunteer.
The Committee is responsible for the oversight, mission and future growth of Jubilee Housing.***

The Jubilee Housing Constitution states that the Committee of Management shall be comprised of:

- Two members nominated by each of the participating organisations
- Co-opted members, who bring relevant expertise to the Committee

Staff

Carol Hands -	Housing Manager (Retired 27/10/2022)	(0.6 FTE)
Nancy Thia -	Finance Manager	(0.6 FTE)
Meredith Beaton -	Pastoral Worker	(0.1 FTE)

Challenges for Jubilee Housing Inc

Jubilee Housing faces ongoing challenges as a provider of affordable housing:

- Balancing the costs of maintaining and upgrading our current properties against the need to build up financial reserves for the Freeman Street development project (which will increase our ability to provide more affordable housing)
- The increasing burden in terms of compliance and regulation
- Supporting residents who may sometimes experience stress in dealing with utility costs, Centrelink, the high cost of basic needs, health and personal issues.
- Ongoing enquiries about affordable housing along with urgent requests for housing where current housing arrangements are about to end, or rents become prohibitive
- Careful selection when a vacancy occurs to ensure balanced communities

Victoria has approximately 86,000 social housing units, including community housing. There are nearly 55,000 households on the Victoria Housing Register with more than half of these classified as Priority, so have urgent housing needs. More than 10,000 public housing properties have reached the end of their useful life and need total replacement. At 3.5% Victoria has the lowest proportion of social housing in Australia. The Victoria government has pledged to build 12,000 social housing homes by the end of 2025, but it still



has a long way to catch up, as Victoria has the spent the least amount on public housing per head out of all Australia states/territories. The pressure on private rental occupants with rents going up is adding to the numbers needing social housing.

Jubilee Housing has an extremely low turnover which provides little opportunity to us to help the many people either on our waiting list, or who contact us with urgent requests for housing.

2012-2013	Three vacancies
2013-2014	One vacancy
2014-2015	Two vacancies
2015-2016	Two vacancies
2016-2017	Two vacancies
2017-2018	Three vacancies and one internal move
2018-2019	No vacancies
2019-2020	No vacancies
2020-2021	One vacancy
2021-2022	Three vacancies (one internal move)

Jubilee Place

Description ...

Jubilee Place opened in 1987. Jubilee Place comprises 10 units in Box Hill North. The units are a mix of 1, 2, 3 and 4 bedroom dwellings; each has a private backyard and there is open space on site, with a children's playground.

Legal Agreement ...

Jubilee Place is a joint venture between the Director of Housing and the Baptist Union of Victoria, acting in trust for the Box Hill and Newhope Baptist Churches under an agreement which continues for 55 years, expiring in 2041.

2021-2022 at Jubilee Place

Total maintenance costs including grounds and cyclical maintenance amounted to \$107,561 this financial year.

Jubilee Place residents are very supportive of one another and appreciate their safe environment. There are mix of families and singles. One vacancy occurred at the beginning of 2022 and a mum with three young children was able to move into a 3-bedroom unit. The complex has a playground and a common garden/lawn area. Some residents particularly enjoy their floral or vegetable/fruit gardens.

Finances ...

Jubilee Housing Inc manages the finances for Jubilee Place. A copy of the auditor's report and financial statement for the year are available upon request.



Figtree Lane

Description ...

Figtree Lane, opened in 1997, comprises 10 units located in Burwood. This project also compromises a mix of 1, 2, 3 and 4 bedroom units. Figtree Lane is situated opposite a village green, which provides ample playground space for children.

Legal Agreement ...

Figtree Lane is a joint venture between the Director of Housing and the Baptist Union of Victoria, also in trust for the two Baptist churches. The agreement between the parties is perpetual.

2021-2022 at Figtree Lane

Total Maintenance costs including grounds and cyclical for this complex amounted to \$47,198 for this financial year. The maintenance cost is much lower than the other 2 complexes because there was no vacancy maintenance in Figtree Lane.

Figtree Lane is well-situated in a quiet court but close to a public open space and a variety of shopping options. Residents assist one another where needed and enjoy working on garden projects in the common areas. There are a mixture of singles, couples and families.

Finances ...

Jubilee Housing Inc. manages the finances for Figtree Lane. The auditor's report and financial statements are available upon request.



Description ...

Emmaus opened in 2004, comprises 19 units in Bayswater North, with a mix of units suitable for singles up to large families. Each home has a rear grassed garden with an area suitable for outdoor living, accessed through a sliding glass door from either the lounge or family room. There is also a large common area which is often enjoyed by the children.

Legal Agreement ...

Emmaus is a joint venture between the Director of Housing and Jubilee Housing Inc. acting in trust for the Emmaus Christian Community Ltd. The agreement continues for 40 years, expiring on September 30, 2043.

Finances ...

Jubilee Housing Inc. is responsible for all financial management for Emmaus. The auditor's report and financial statements are available upon request.

2021-2022 at Emmaus

Emmaus is our largest complex with 19 units, housing twelve families and seven singles. The total maintenance costs including grounds, vacancy and cyclical costs amounted to \$77,499 for this financial year.

The Emmaus Community is our largest complex and has a substantial Park and playground which is leased to Maroondah Council for public use. Emmaus residents comprise a broad demographic of varying ages, ethnic and cultural backgrounds. One family who have been with us for a number of years is re-locating and will be very much missed. The vacant unit is currently being refurbished and we are looking forward to welcoming another family to the community at Emmaus.



Jubilee Housing Inc

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