



Jubilee Housing Inc.

ANNUAL REPORT

2018-2019



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

Almost one-third of a century has passed since Jubilee Housing was established and built its first complex at Jubilee Place. Its founding purpose of providing secure affordable housing to people of limited means, within diverse mutually supportive communities, has proved remarkably durable and successful. The feedback from our Residents is supportive. While making prudent provision for long-term maintenance of our housing stock, we remain financially robust.

That is due, in large part, to the skilled and devoted management of our staff and the unstinting voluntary service of our Committee of Management. I thank them all, especially our three staff members, Lynette Bridger, Carol Hands and Meredith Beaton, for another year's faithful service. During the year Chris Groszek, Monique Ten Hoopen and Frank Rees resigned from the Committee of Management and we welcomed new members Hayley Chambers and Andrew Churchward, and also 2019 incoming BHBC rep Jim Barr. With the death in February of Anne Leng we lost one of our longest-serving volunteer pastoral workers. Anne's nursing background and friendly down-to-earth manner endeared her to Residents at our Bayswater North complex. They will miss her.

Since the 1980s the environment in which we operate has changed dramatically. The need for social housing is greater than ever. A recent report by the Grattan Institute identified the shortage of affordable housing as the most significant source of social inequality in Australia. Rents in the private housing market have risen steeply along with property prices, throwing a growing number of people, including many employed people on low incomes, into housing stress. Many middle-aged and older people, especially single women, are becoming homeless. The need is as great in the apparently comfortable middle class eastern suburbs as it is in places traditionally seen as poor. The response of federal and state governments to this housing emergency has been disappointing so far. It is difficult for smaller community housing organisations such as JHI to access the limited grants funds that have been made available.

Our Committee of Management has wrestled with how best to meet this challenge. Eight years ago Jubilee Housing purchased a well-located property in Ringwood East from accumulated

surpluses with the intention of building a new complex. Favourable changes in the local structural plan enabled our architect to design a seven unit complex, somewhat denser than our previous estates, which nevertheless maintains a balance between domestic privacy and community. Earlier this year, we obtained planning approval. The estimated building cost is approximately \$2.4 million. While Jubilee Housing will contribute significant further capital funds, and the low average rents from our social housing clients can be offset to some extent by the higher rents from two units designed for SDA clients under the NDIS, the project requires a significant injection of borrowed funds. While prospective lenders assess the project positively, Jubilee Housing is currently seeking to reduce its reliance on commercial borrowings by tapping church and philanthropic sources.



Graeme Davison
President, Committee
of Management



Anne Leng

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.



CoM members



Pastoral Volunteers

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.

2018 - 2019 Financial Statements

The audited financial statements confirm that Jubilee Housing Inc continues its long history of sound fiscal management by again achieving a solid surplus from normal business operations in the 2018-2019 Financial Year.

Most of our income comes from rent and the highest items of expenditure typically relate to maintenance (including repairs and renovations) in respect of the 40 properties Jubilee Housing manages.

In this regard we achieved a slightly higher level of income than was anticipated, notwithstanding that our cash reserves have, and continue to be, somewhat influenced by the current low interest rate environment. At the same time our general maintenance costs were a little lower than anticipated.

The Committee of Management (COM) and staff remain conscious of the need to balance our income with current and future expenditure. Given that maintenance costs can fluctuate and tend to increase with the age of the properties, the COM continues to maintain reserves sufficient to provide for timely repair and refurbishment.

We have continued to expend further but modest monies in regard to the proposed Freeman Street East Ringwood development. Further details regarding this exciting development project are addressed in the President's Report.

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.

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.

Jubilee Housing Thanks

REAL ESTATE AGENTS: We thank Catherine Andrews of Noel Jones, Box Hill for her support and contribution to our ministry. We appreciate the willingness of this agency to give their time freely to review our rental structure. Their assistance in estimating market rent values for our properties enables us to ensure that currently Jubilee Housing tenants do not pay more than 90% of market rent value, if household income information is provided to the Finance Manager.

VOLUNTEERS: Vital to the success of Jubilee Housing communities is the provision of genuine pastoral and practical care by our volunteers. These volunteers are provided by Jubilee Housing's partner churches. Our Pastoral Care volunteers undergo Police and Working with Children Checks, and are provided with appropriate training for their role. They offer our tenants safe and caring conversation, journeying with them to ensure our residents are individuals, not just tenants. Referrals to local agencies for more specific assistance can also be made.

Jubilee Housing and many tenants express thanks for pastoral care given in the past year by Mary Johnson, Joan and Peter Latham, Nola Mills, Anise and Leonie Shaker, Jessie Glover, John Wakeford, and Don Hands for their pastoral and practical care. The added role of staff pastoral worker Meredith Beaton enables residents to be assisted with often complex and time consuming issues like Centrelink processes.

Description ...

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.

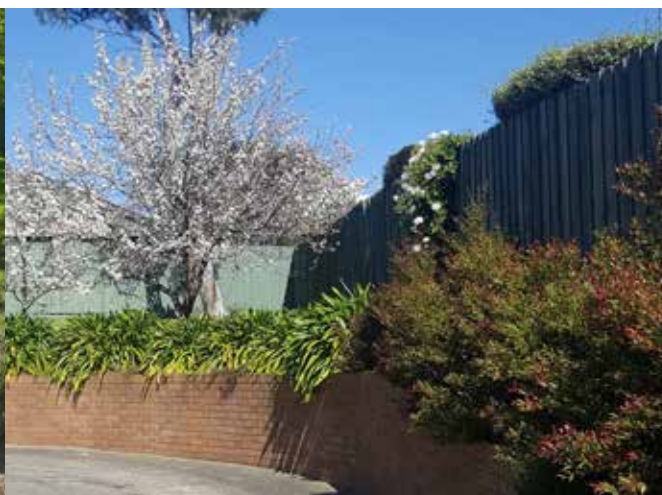
2018-2019 at Jubilee Place

Jubilee Place opened in 1987. General maintenance, vacancy costs, grounds and cyclical maintenance costs totalled \$60,509 this financial year.

Jubilee Place continues to be a supportive community with many tenants being in residence for a number of years. We are delighted that we are now accommodating more families with children to provide a balanced community. Funding for Christmas gifts at the Christmas party was provided by our partner church, New Hope Baptist.

Finances ...

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



Description ...

Figtree Lane, opened in 1997, comprises 10 units located in Burwood. This project also comprises 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.

2018-2019 at Figtree Lane

Figtree Lane opened in 1997. Maintenance (responsive, planned, cyclical and grounds) costs were \$28,823 in the 2018-19 financial year.

Figtree Lane continues to be a good example of Jubilee Housing's aim to provide the right "fit" for tenants moving into our complexes. Many here enjoy conversations on social, political and environmental issues. The Christmas party was again well attended and the children enjoyed Santa's gifts, provided with funding from Newhope Baptist.

Finances ...

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



Description ...

Emmaus 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. 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.

2018-2019 at Emmaus

Emmaus is our largest complex with 19 units, housing twelve families and seven singles. The Emmaus units opened in 2004. General and planned maintenance, grounds and cyclical costs during 2018-19 totalled \$42,010.

Emmaus comprises residents from a wide range of ethnic and cultural backgrounds. The large park, with a playground installed by the Maroondah Council, provides a safe space for children and families. It is also the venue for the Christmas party. Partner church, South Croydon Anglican,

provides a sausage sizzle, Santa and gifts, and kids' games events on the day. The donut-on-a-string games was a source of much delight to both adults and children.



Committee of Management

Member	Responsibility	Representation
Graeme Davison	President	Box Hill Baptist Church Appointed as Chairperson February 2, 2012
Don Hands	Treasurer	Emmaus Christian Community Ltd. Appointed May 1, 2003 Appointed as Treasurer May 4, 2006
Stephen Lockrey	Secretary	Newhope Baptist Church Appointed November 8, 2012 Appointed as Secretary November 13, 2014
John Thiessen	Representative	Newhope Baptist Church Appointed as Representative Nov 12, 2011 Appointed as Secretary Feb 2, 2012 until Nov 13, 2014
Elizabeth Churchward	Representative	Emmaus Christian Community Ltd. Appointed February 3, 2011
Andrew Churchward	Co-opted	Emmaus Christian Community Ltd Appointed February 3, 2011
Hayley Chambers	Representative	Newhope Baptist Church Appointed as Representative May 24, 2019

***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	(0.6 EFT)	Lynette Bridger	Finance Manager	(0.4 EFT)
Meredith Beaton	Personal Worker	(0.2 EFT)			

Challenges for Jubilee Housing Inc

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

- Balancing the high costs of maintaining and upgrading our current properties against the need to build up financial reserves for the Freeman Street project
- Supporting residents who may experience stress in dealing with utility companies, Centrelink, the high cost of basic needs, health issues or personal problems
- Constant enquiries for affordable housing, as well as urgent requests for housing where current housing is about to end, or rents have become prohibitive
- Careful selection when a vacancy occurs to ensure balanced communities

Victoria has approximately 80,000 social housing units. There are 36,000 households on the Victorian Housing Register – the former public housing waiting list. At least 10,000 public housing properties have reached the end of their useful life and need total replacement. At 3% of our dwelling stock Victoria has the lowest proportion of social housing in Australia.

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.

2008-2009	No vacancies
2009-2010	One vacancy
2010-2011	One vacancy
2011-2012	Three vacancies
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



Eastern Volunteer: Aurora

Jubilee Housing Inc

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