

Life in Advance



Autumn Edition 2024



John Lysaught
Chief Executive
Officer

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Image of McKail Project

From Your CEO

Welcome to the Autumn 2024 edition of Life in Advance

I'm pleased to share that the first of our new social housing developments will soon get under way in McKail.

The 12 new units are safe, practical, and energy-efficient, and prioritise high quality outdoor space and solar orientation, storage, privacy and comfort. The units are inspired by traditional 'maisonette' housing formats that were popular back in the 1930s-1960s, but updated to ensure that they are contemporary, fresh, and functional, and reshape the stereotype of traditional social housing.

The project is currently out for tender with our builders' panel and we will look to appoint a builder in the next few weeks and get underway with the build. Some images of the project are across following pages. This project has been made possible by the Department of Communities through the Community Housing Grants Program awarded in January 2023 and is being funded partly by that grants program.



From Your CEO

Some of you would be aware that we also have a large project in the works in the Albany CBD adjacent to our affordable Student Housing in Stirling Terrace. This had been planned to include Norman House. However, in light of ongoing advocacy by some community members and the Albany Historical Society combined with the clear position of the City of Albany in not supporting our Spencer Street project if Norman House was included, AHL's Board of Directors have made the decision to gift Norman House to the people of Albany via the City of Albany and the Albany Historical Society.



This gift will allow invested citizens of Albany to realise their ambitions and restore Norman House to its original structure so that it can occupy what many believe to be its rightful place adjacent to the Stirling Terrace precinct. This will also allow AHL to get on with the balance of the project that will create an additional 18 dwellings for social and affordable tenants in the heart of town, something we believe is vital.

These are the first of many planned new developments for our region. As these developments come on-line we will update interested community members on our website and on our social media platforms.

It was great to catch up with tenants that joined us for the end of year Christmas lunch and to hear from them about what is working or not working for them in relation to their tenancies.

We were also very proud of the role Advance Housing, our staff, and our community and government partners played in bringing the second one of these vital events to life for the most vulnerable in our community.

From Your CEO

The event, hosted at AHL's student housing seminar room, identified 98 participants representing 165 people experiencing homelessness (including dependents) in a 14-hour window. The data captured will allow services to better focus their limited resources on the area of greatest need and advocate for more resources to address critical need. The summary report is included in this edition.

I look forward to seeing those tenants attending our Tenant Forum on March 28 where we will provide access to some of our key partners and discuss ways your tenancy experience can be strengthened. If you would like to attend and haven't yet RSVP'd please contact reception to let us know if you are joining us.

As always, should you have any questions, concerns, or suggestions I would love to hear from you.

If you have something you think I need to hear please call me on 08-9845 9697 or email me at john@advancehousing.com.au and we can set up a time to talk about it.

Kind regards

John Lysaught



Important Information for Tenants

DISCOUNTED MARKET RENT UPDATES

The annual ATO update of the Benchmark Market Values will take effect from 01/07/2024.

To ensure AHL maintains compliance with relevant legislation and contracts, we adopt the ATO's Benchmark Market Values for the purpose of setting our Discounted Market Rent schedule for applicable properties.

These changes may result in an increase or decrease to the Discounted Market Rent Schedule.

Upcoming rent reviews with an effective date that falls on or after 1st July 2024 will have the updated Discounted Market Rents applied for the purposes of calculating your rent.

If you have any questions, please email admin@advancehousing.com.au or phone 9845 9697 and speak with Julie or your Housing Services Officer.

INSURANCE

As a tenant, it is your responsibility to take out contents insurance to cover your personal belongings.

Damage and loss can come from various sources, such as theft, water damage, fire and other natural disasters.

The lessor's building insurance covers their building, fittings and fixtures.

REMINDER

If you need to pay an invoice with us, we have EFTPOS facilities available at our office for card payments, but we do NOT accept cash payments.

Cash payments can be made via direct deposit at Westpac.

Other methods of payment are BPay or Payway - contact your Housing Services Officer if you need details.



2024 TENANT FORUM

ADVANCE HOUSING ARE LOOKING FORWARD TO HOSTING OUR 2024 TENANT FORUM.

MEET THE TEAM AND HAVE YOUR SAY! WE WELCOME YOU TO JOIN US FOR AN AFTERNOON OF ROUND TABLE DISCUSSION AND AN OPPORTUNITY TO SHARE YOUR IDEAS IN A FRIENDLY SOCIAL ENVIRONMENT.

DOOR PRIZES TO BE WON
AFTERNOON TEA PROVIDED

| | | |
|---------------------|----|---------------|
| THURSDAY 2:00 PM | 28 | MARCH 2024 |
|---------------------|----|---------------|

GAVIN ELLIS ROOM
121 SERPENTINE ROAD ALBANY

RSVP BY 20TH MARCH

P: 08 9845 9697

E: admin@advancehousing.com.au

Albany

HOMELESSNESS CONNECTION EVENT

6TH OF DECEMBER 2023

98 PARTICIPANTS, REPRESENTING

165

PEOPLE EXPERIENCING HOMELESSNESS ON THE DAY.

(INCLUDES PARTNERS AND DEPENDENTS)

WHAT WE LEARNED FROM OUR

Demographics

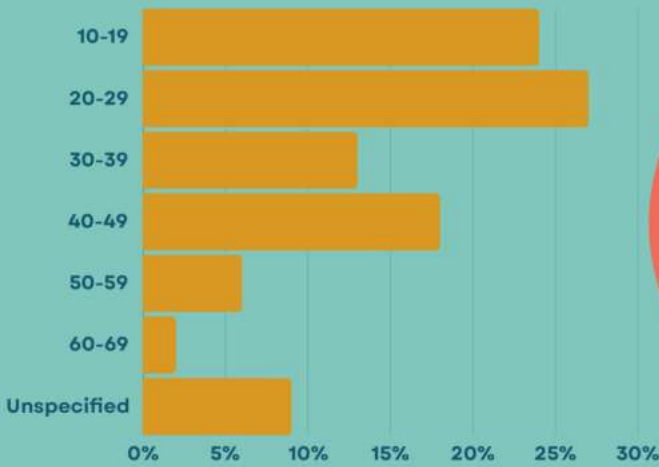


Male 47%

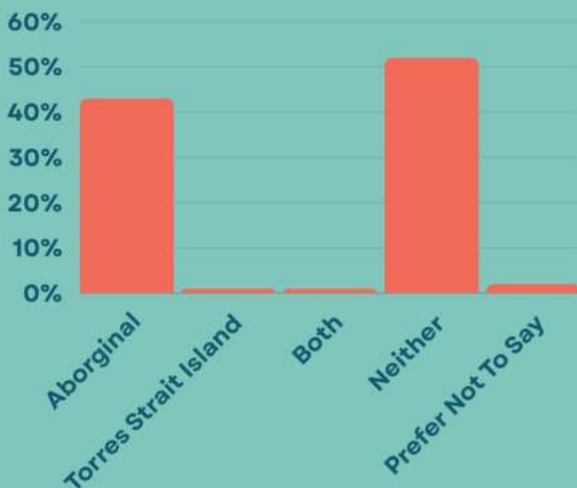
Female 49%

Gender Diverse 4%

Gender Of Participants

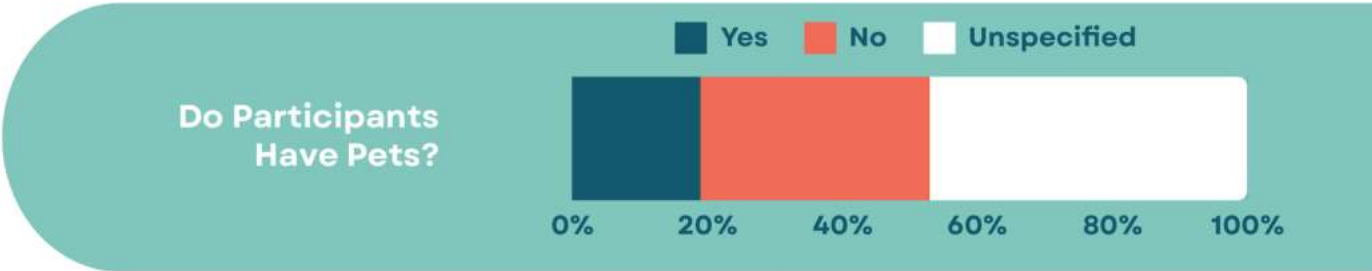
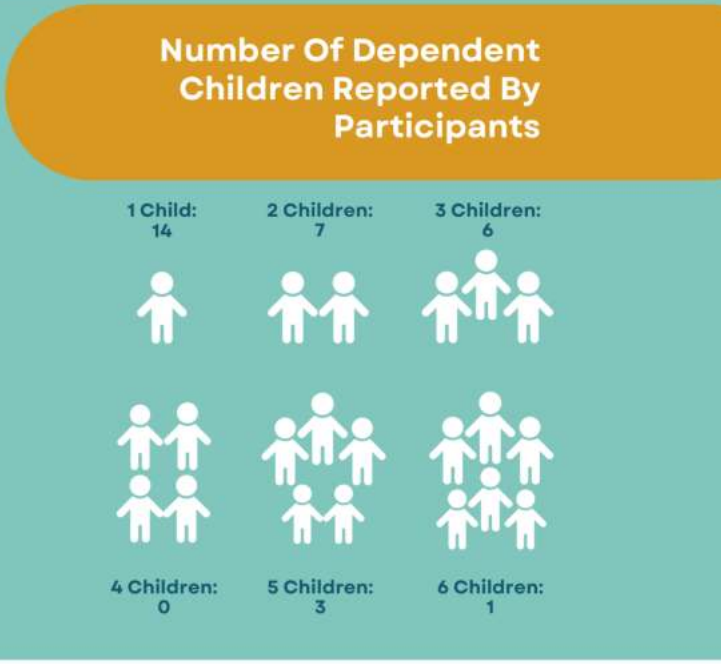
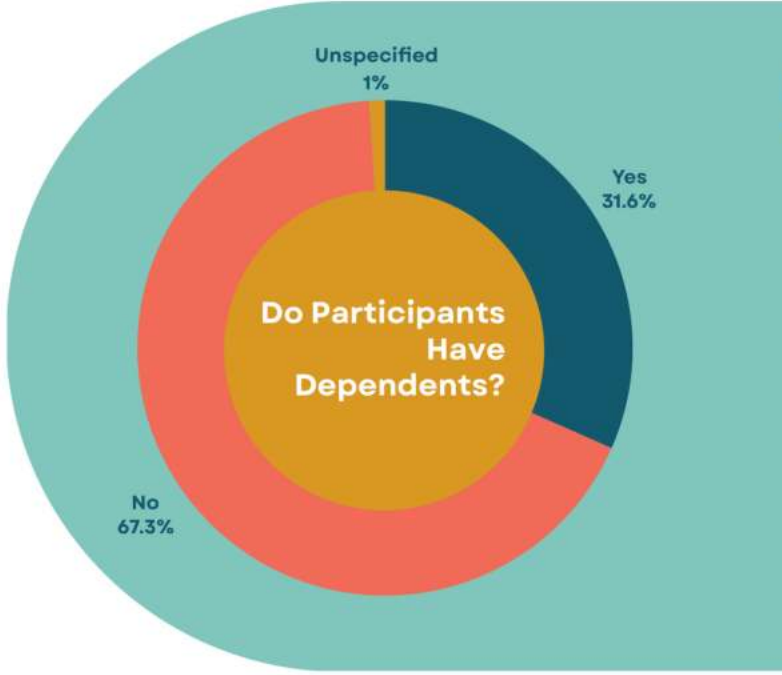
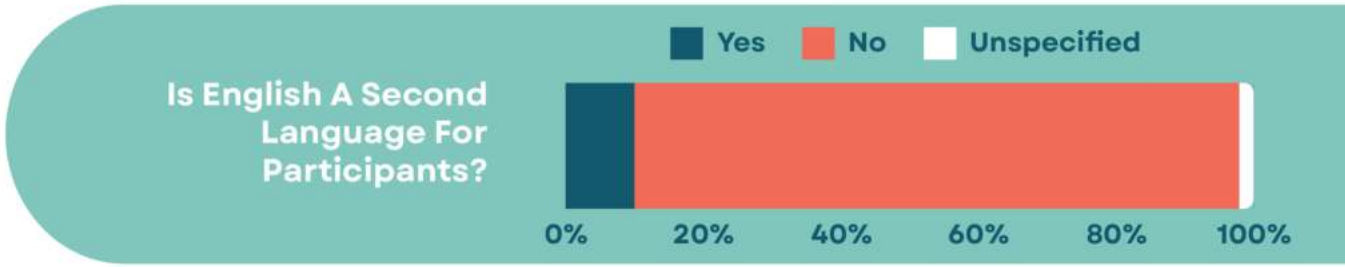


Age Range Of Participants



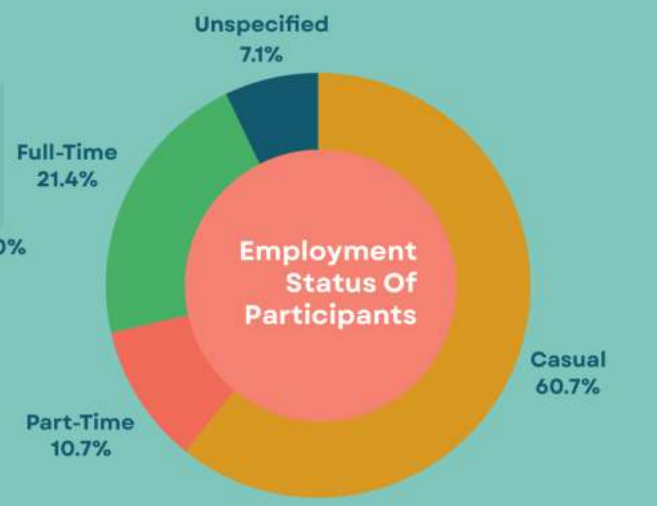
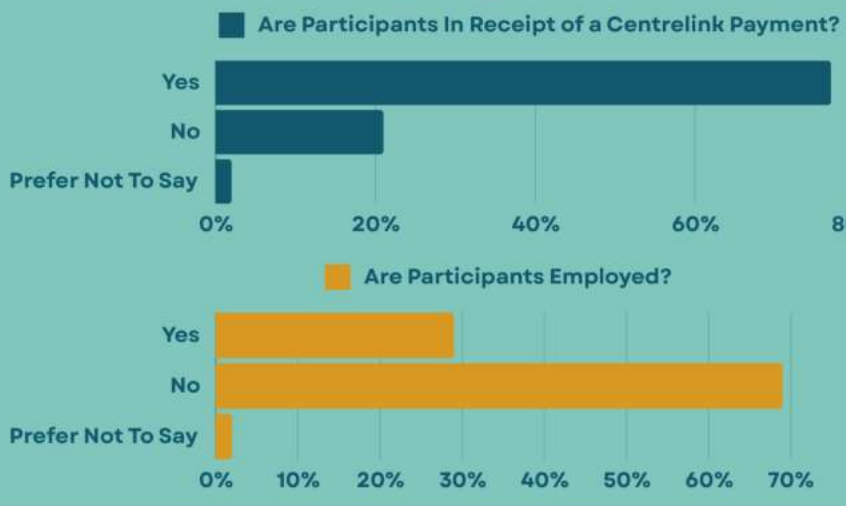
Do Participants Identify As Aboriginal Or Torres Strait Islander?





Income & Living Circumstances

Centrelink & Employment

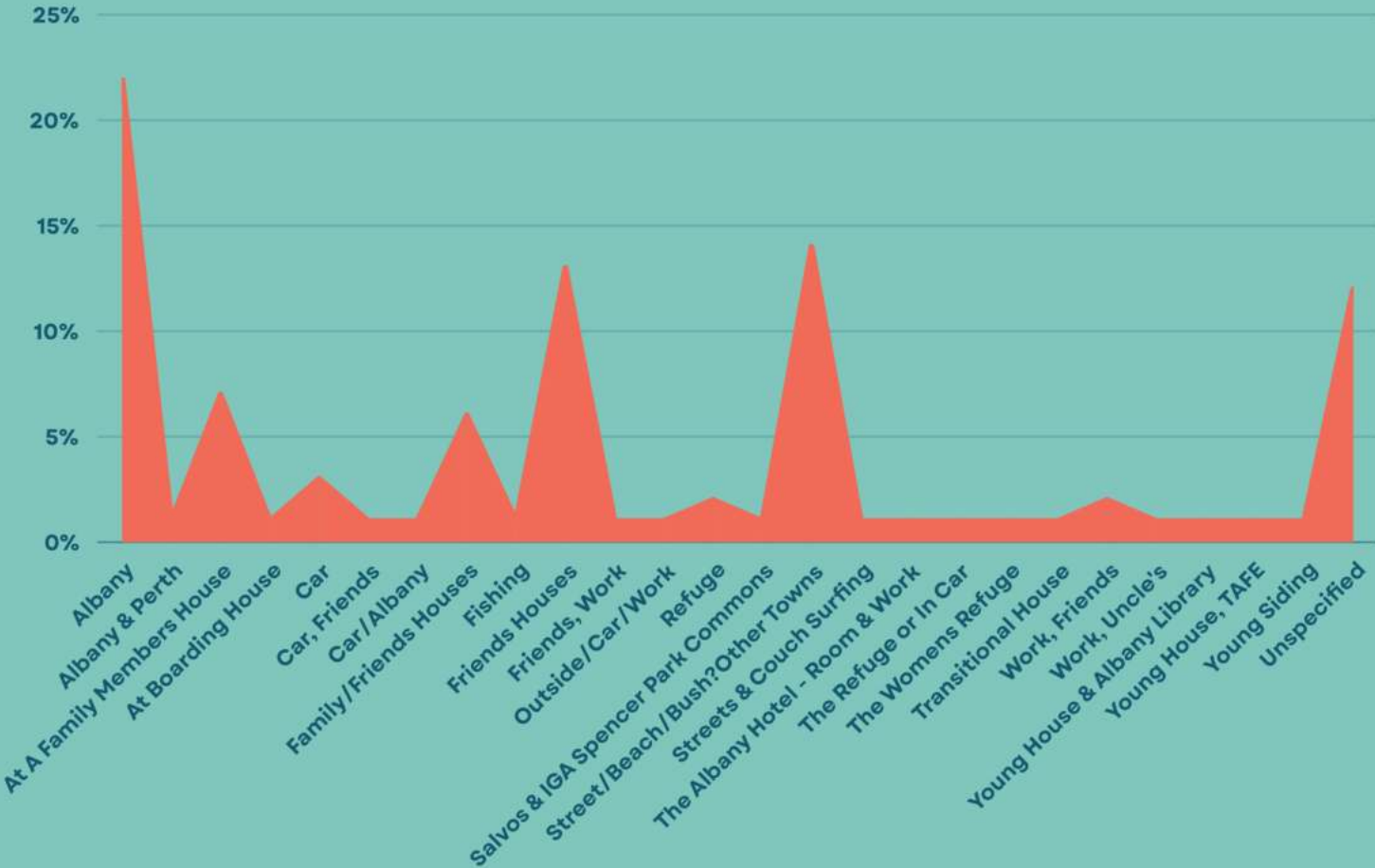


Length Of Current Period of Homelessness

Total Length Of Time Participants Have Experienced Homelessness



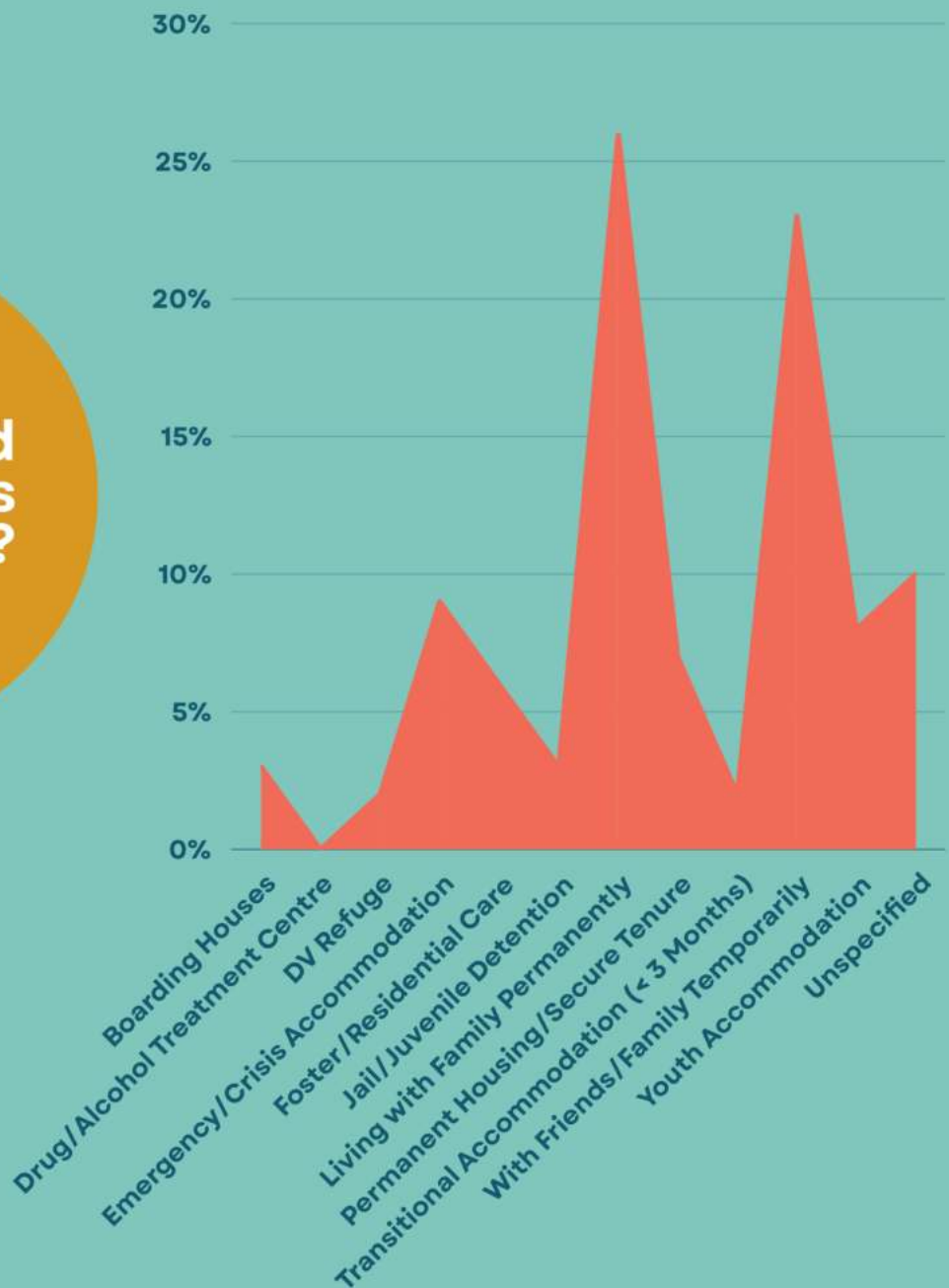
Where Participants Spend Most Of Their Time



Where Are Participants Currently Staying?

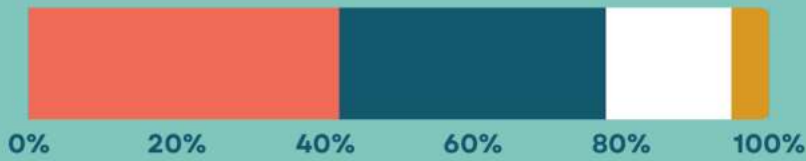


Where Did Participants Live Before?



Health

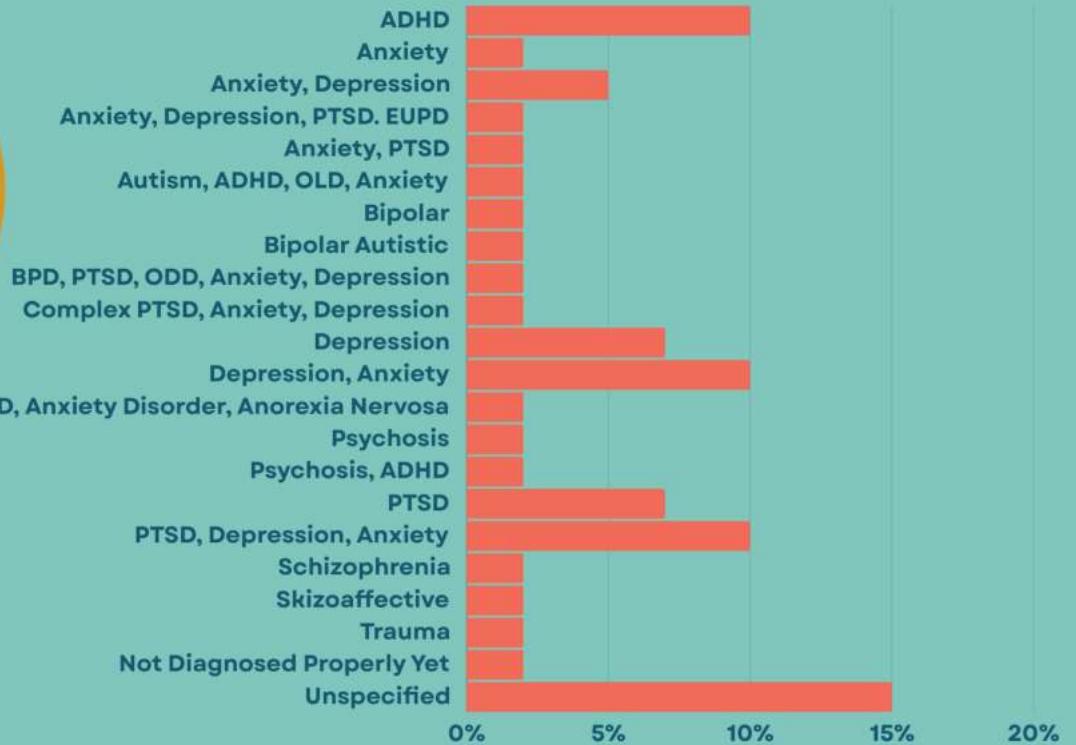
Yes No Unsure Unspecified



Has Someone Ever Told Participant That They Have A Mental Illness Diagnosis?

Range Of Mental Illness Diagnosis Participants Reported

Major Depressive Disorder, ADHD, Anxiety Disorder, Anorexia Nervosa

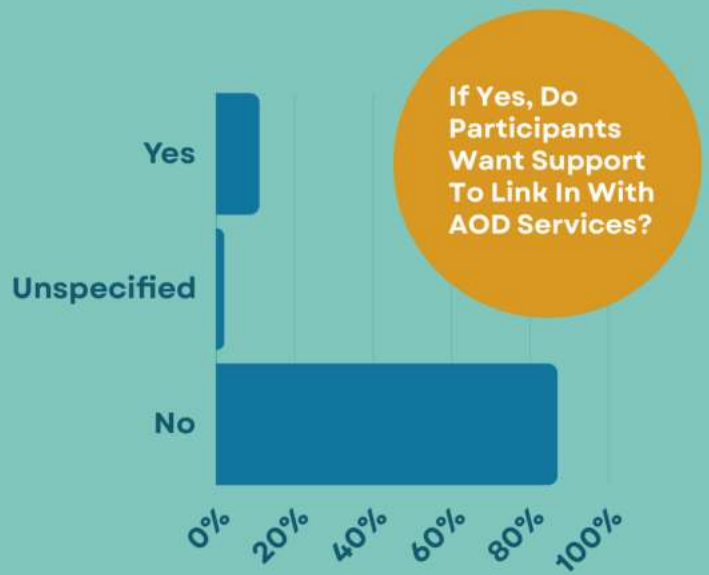


Do Participants Have Any Chronic Health Issues?

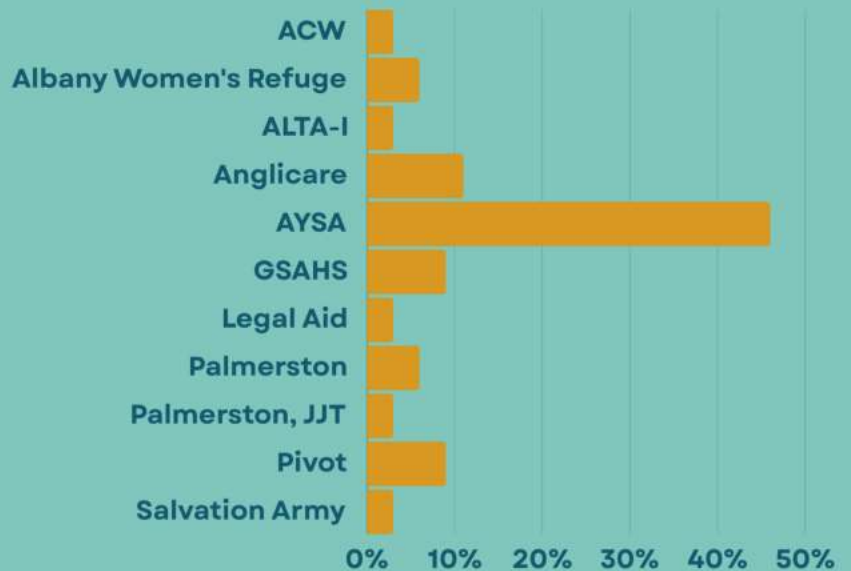
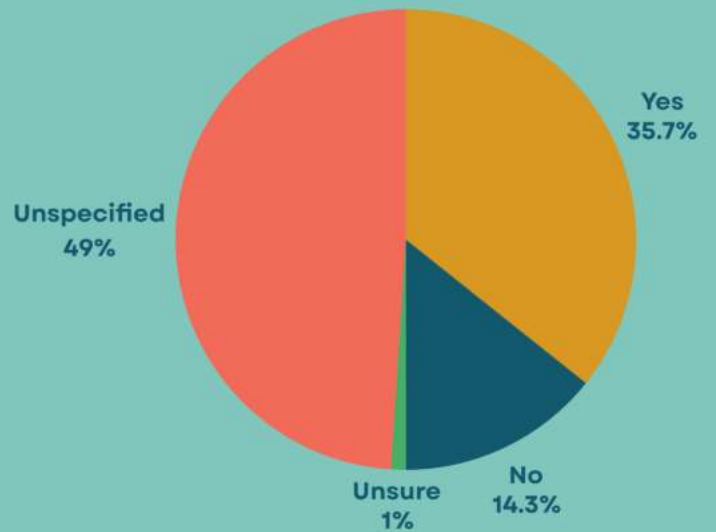
Yes No Unsure Unspecified



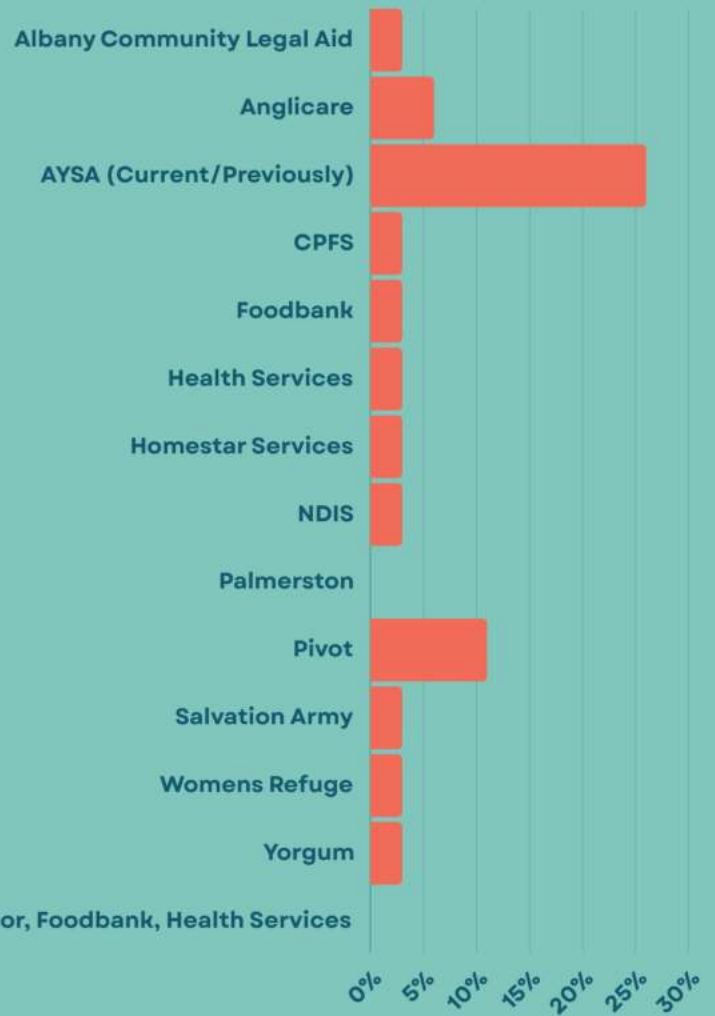
Range Of Chronic Conditions Reported By Participants



Interaction with Community Sector Agencies

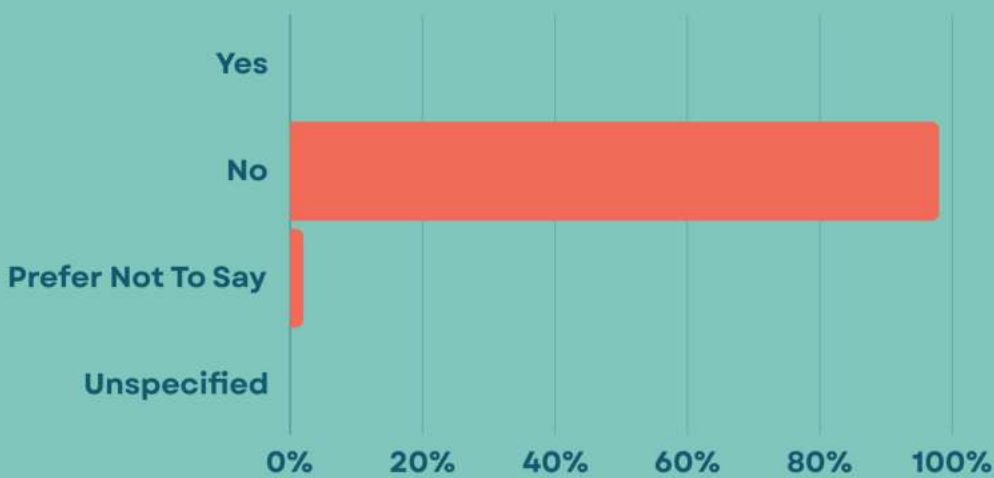


Other Support & Homelessness Services That Participants Access

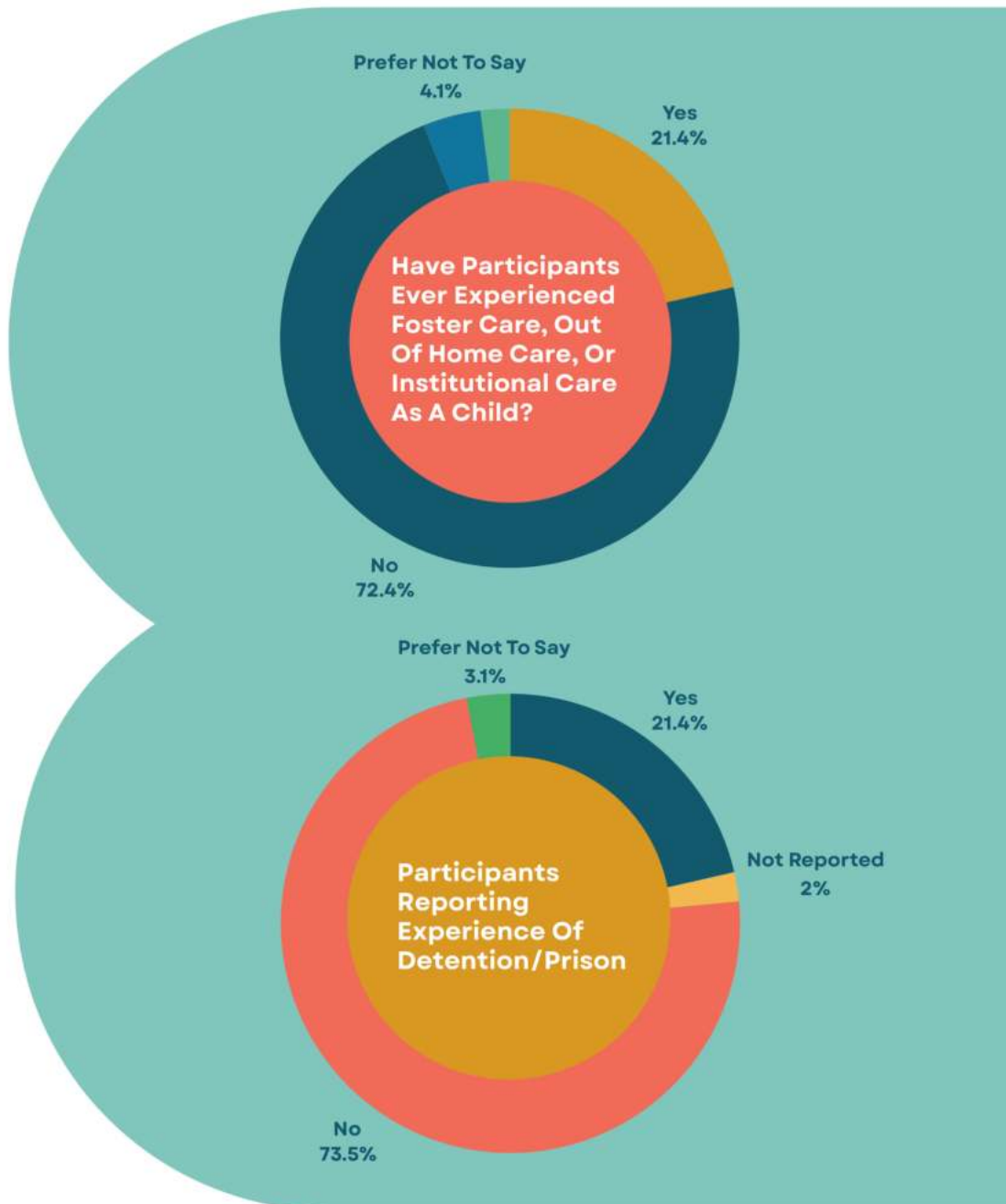


Homestar Services, Pivot, CPFS, AYSA, Yorgum, NDIS Co-ordinator, Foodbank, Health Services

Institutions



Have Participants Served In The Australian Defence Force?



KEY MESSAGE

The community organisations and partner agencies that supported this second connections event are grateful to the people that shared their stories with us. The partner organisations are seeking to keep building on the information gathered in these events to:

- Advocate for funding to capture and monitor homelessness data on an ongoing basis.
- Help organisations to focus their limited existing resources on the areas of greatest need.
- Advocate for additional resources and services to assist people experiencing homelessness.
- Develop multi-agency solutions that respond to local challenges.

The partner organisations remain committed to undertaking additional connections events to keep improving engagement with affected people in our community and fostering a collaborative approach to addressing homelessness in Albany.

For more information, please contact Advance Housing Ltd on 08 98459697

2023 Tenant Christmas Party

messages from our tenants

Gerry & I would like to say a big thankyou to Advance Housing for inviting us to the tenants Christmas luncheon on Friday 8th December.

It is the first time we have attended & we were thoroughly impressed with the quality of the service by the staff & the quantity & quality of the food served up on the day. There was plenty to eat & a great variety also.

It was great to meet the staff who we hadn't met before & those we've gotten to know while dealing with reception & our housing managers. All of you did a fantastic job.

We wish you all a very Merry Christmas & a safe & prosperous New Year.

Kind Regards, Lorraine & Gerry Pearsall



To the staff and organisers of the Christmas Tenant Lunch, I wish to offer our thanks and appreciation for the well organised and runfunction which was well received and enjoyed.

The food offered was plentiful and delicious,

We are privileged and appreciate the generosity offered by Advance Housing Thankyou for a pleasant change from our normal day-to-day life style...

We wish you all a very pleasant and restful Christmas break.

Michael and Dilys Howarth



Meet Our Community Partner



Chorus Albany employees and volunteers work with communities and alongside people to support them to live the life they choose, with a particular focus on seniors and people living with disability and mental illness. Ultimately, we exist so local communities can thrive.

To find out more about the services we provide or interested in joining the team, visit chorus.org.au, email Chorus Albany at local.albany@chorus.org.au or come and visit us at 122 Grey Street, Albany.

Meet Our Team



Tracy Brown
Finance & Admin Assistant

Tracy originally started at AHL as a temp in July 2015. Now Tracy works in a permanent part-time role as Finance & Administration Assistant in the Corporate Services team. She enjoys the challenges that come with the job. Having recently completed Cert IV in Accounting and Bookkeeping, Tracy is equipped to accept additional higher-duty tasks when assigned.

Tracy and her husband, Ryan, were born and raised in Albany. They have also raised their 3 kids (2 boys and 1 girl) here.

When not in the office Tracy and her family enjoy camping and fishing. One of their latest adventures led them to Reef Beach. On their arrival a pod of dolphins were feeding in the bay. The 4WD there is not for the faint-hearted, but is worth the trip!

Scam Alert

If you've lost money or personal details to a scammer, you're not alone. Hundreds of thousands of Australians are scammed out of their money or personal information every year.



There are a few important things you should do straight away to limit the damage and protect yourself from further loss.

- 1. ACT FAST** to prevent further losses
- 2. GET HELP** to recover
- 3. WARN OTHERS** and report the scam
- 4. WATCH OUT** for follow up scams
- 5. GET SUPPORT** in the aftermath



FOR MORE DETAILED INFORMATION GO HERE:

[https://www.scamwatch.gov.au/protect-yourself/
what-to-do-if-youve-been-scammed](https://www.scamwatch.gov.au/protect-yourself/what-to-do-if-youve-been-scammed)

TO REPORT A SCAM GO HERE:

<https://www.scamwatch.gov.au/report-a-scam>

121 Serpentine Road, Albany WA 6330

Call us on (08) 9845 9697

Email admin@advancehousing.com.au

advancehousing.com.au