



**JANUARY**  
 "A home until stumps"



# Wintringham

SPECIALIST AGED CARE



**FEBRUARY**  
 "It's not as though she's my girlfriend, it's not as though she's my daughter, my wife, or my lover... She is all that"  
 —Pat Mclean



**MARCH**  
 "It always seems impossible until it's done"  
 —Nelson Mandela



**APRIL**  
 "The ultimate measure of a man is not where he stands in moments of comfort, but where he stands at times of challenges and controversy"  
 —Martin Luther King Jr



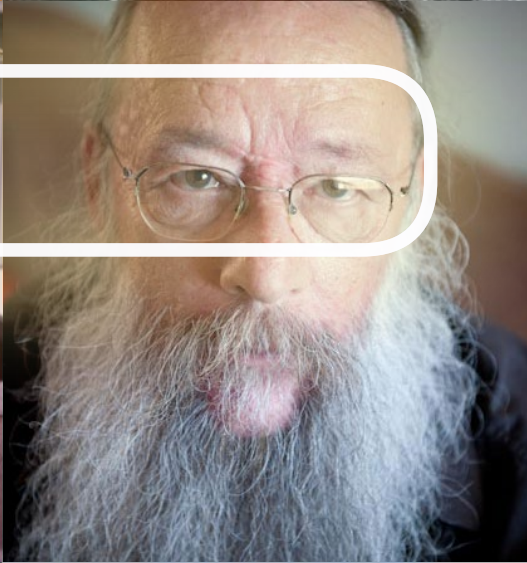
**MAY**  
 "You can judge a society by how they treat their weakest members"  
 —Mahatma Gandhi



**JUNE**  
 "The test of a civilization is the way that it cares for its helpless members"  
 —Pearl S. Buck



**JULY**  
 "If we do not understand what is happening to men and women who share all the horrors but none of the privileges of our civilization, then we do not know what is happening to ourselves"  
 —Nelson Algren



**AUGUST**  
 "Options Rights and Dignity"

**SEPTEMBER**  
 "I wouldn't choose to live anywhere else"  
 —Glen Woods, the Wicking Project



**OCTOBER**  
 "Life is like a deck of cards: I've been dealt this life, but you've been dealt another. I'm not the dealer but you can have my king of hearts to help you along"  
 —Nicola Liebler



**NOVEMBER**  
 "He was super keen, super committed. He had a vision, a commitment and it all made sense"  
 —Peter Staples on Bryan Lipmann



**DECEMBER**  
 "Maintain your rage and enthusiasm"  
 —Gough Whitlam



est. 1989





## Tom's Midweek Movie Matinee

When asked what 'home' feels like, Tom Maroudas, a Wintringham volunteer who works at our Port Melbourne hostel, says 'home is my safe haven where I can relax and gather my thoughts'. It is also where he concentrates on his grand obsession; the golden period of Hollywood movies. You see, Tom is a vintage movie aficionado.

At the Hostel, he has established Tom's Midweek Movie Matinee where a schedule of great movies is screened each Wednesday afternoon. A few of the residents are as enchanted by classic-period Hollywood as Tom himself and never miss a session.

Tom lives in the suburb where he was born – Port Melbourne. His parents migrated from Greece in the 1960s; Tom was raised in the block of apartments his father built. The block formed a cosmos of friendships and fun for everyone. The feeling of connectedness was strong and enduring. It was a joyous childhood. People moved in and out but Tom stayed. In fact, he still lives there, with his own apartment right next door to his parents.

Tom volunteers because he feels fortunate to have the capacity to give something back to the community. Wintringham Port Melbourne is warm and homelike in a way he appreciates and Tom finds it a great place to share his knowledge and enthusiasm.

## The Shark in the Boat

When Cecil Trennery hears the word 'home', like most of us he remembers the home he grew up in as a child. In Cecil's case, this was a neat little weatherboard in Reed St, Albert Park. In those days the Bay suburbs were for working people and families. The Trennerys had four children, two boys and two girls, leaving no room to spare at Reed St.

Albert Park and Port Melbourne were a hive of activity for kids – these were close-knit communities where everyone's face was known.

Cecil's mum had a deep fear of the water and didn't even like to go near the beach but there was no stopping Cecil – whichever way he looked, water sparkled at the corner of his eye. Fishing the Bay became his early and enduring passion. Unlike his brother, who followed all the area's many sporting teams, Cecil applied to become a member of the Albert Park Yachting and Angling Club before he left school.

Cecil wasn't one for flash fishing gear, he used a hand line off the Kerford Rd pier and used the cheapest of rods when he went out in one of Club's clinker boats. This didn't prevent him securing some Club records. On 12 March 1962, Cecil caught a snapper weighing 3lb 4oz. He won another trophy when, on 24 January 1966, he caught an 8lb snapper at the Bay fishing mark known as The Wreck.

## What does Wintringham do?

Wintringham is a not-for-profit welfare company founded 25 years ago. Our mission is to provide dignified, affordable, high quality care and accommodation to frail, elderly men and women who are homeless or at risk of homelessness. We assertively advocate for this group to State and Federal government, as well as in aged care, homelessness, housing and other forums.

The company's revolutionary approach to aged care, its forward thinking and its motivating philosophy of 'Options, Dignity Rights' have made it an international benchmark for action on elderly homelessness. Our services include:

<b>Residential aged care</b> 288 beds (6 facilities – McLean Lodge in Flemington, Port Melbourne Hostel, Williamstown Hostel, Ron Conn in Avondale Heights, Eunice Seddon Home in Dandenong and Gilgunya in Coburg).	<b>Housing</b> 466 predominantly one-bedroom units: Jack Gash Housing in Avondale Heights (18); Atkins Terrace in Kensington (20); two Rooming Houses in Flemington (9); Lionsville in Williamstown (60); Delahey Housing (124); East Bentleigh Housing (20); Ebsworth House in CBD (24); Guildford Lane in CBD (16); Gilgunya in Coburg (12); Alexander Miller Memorial Homes in Shepparton (36), Highton (34), Manifold Heights (14), Ballarat (14), Euroa (8), St Arnaud (13), Maryborough (12), Belmont (12), Casternaine (10) and Benalla (10).
<b>Community Housing and Support</b> 538 Home Care packages managed from 6 offices – Seddon, Ascot Vale, Moorabbin, Keysborough, Geelong and Shepparton. Assertive outreach and support through programs including the Homelessness Innovations Action Project (IAP), Housing Support for the Aged (HSA), Older Persons' Outreach Program (OPOP), Housing Establishment Fund (HEF), Assistance with Care and Housing for the Aged (ACHA) and 4 Planned Activity Groups (PAGs) based in Central City, Keysborough, Williamstown and Delahey.	<b>Support Services</b> Research division; Clinical Care; Recreation team providing services for 20 programs; Maintenance; Projects, Finance; IT; Human Resources, Communications and OH&S teams.

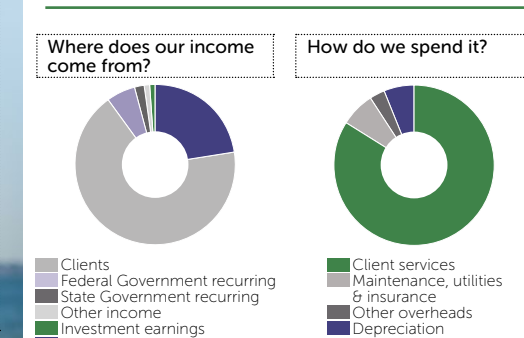
Please see included donation form, or go to our website and donate using the secure portal there: [www.wintringham.org.au](http://www.wintringham.org.au).

## Statement Of Comprehensive Income For The Year Ended 30 June 2014

	2014 \$	2013 \$
Revenue from operating activities	33,784,261	30,982,732
Other revenue	1,254,465	1,025,009
Total revenue	35,038,726	32,007,741
Employee benefits expense	25,737,412	24,273,454
Finance costs	120,479	140,471
Resident and client services	2,999,679	3,135,667
Property maintenance, utilities and insurance	2,640,072	2,672,086
Administration and other expenses	1,267,065	1,267,506
Total expenses	32,764,707	31,489,184
Surplus before depreciation	2,274,019	518,557
Depreciation on property and plant and equipment	1,945,157	1,999,841
(Deficit) before capital items	328,862	(1,481,284)
Revenue from capital grants and donations – Wintringham	100,000	160,500
Revenue from capital grants and donations – Wintringham Housing	100,000	24,000
Net surplus / (deficit) for year	528,862	(1,296,784)

<b>CASHFLOWS FROM OPERATING ACTIVITIES</b>		
Cash receipts in the course of operations	33,687,050	31,990,641
Interest received	110,072	180,677
Cash payments in the course of operations	(32,119,956)	(32,340,499)
Borrowing costs	(120,479)	(140,471)
Net cash provided by / (used in) operating activities	3,556,687	(309,652)
<b>CASHFLOWS FROM INVESTING ACTIVITIES</b>		
Proceeds from sale of non-current assets	21,519	81,569
Payments for property, plant and equipment	(992,167)	(1,509,433)
Net cash (used in) investing activities	(970,648)	(1,427,864)
<b>CASHFLOWS FROM FINANCING ACTIVITIES</b>		
Repayment of borrowings	(356,642)	(302,425)
Proceeds from capital grants and donations	200,000	184,500
Net receipt / (repayment) of accommodation bonds	72,337	583,390
Net cash provided by financing activities	(84,305)	465,465
Net increase / (decrease) in cash held	2,501,734	(1,272,051)
Cash at the end of the financial year	2,501,734	(1,272,051)
Cash at the beginning of the financial year	5,037,741	6,096,920
Cash at the end of the financial year	3,765,690	5,037,741

<b>CURRENT ASSETS</b>		
Cash and cash equivalents	6,267,424	3,765,690
Trade and other receivables	1,760,882	1,680,049
Inventories	61,942	61,345
Other current assets	121,151	141,426
Total Current Assets	8,211,399	5,648,510
<b>NON-CURRENT ASSETS</b>		
Investment property	533,344	542,394
Property, plant and equipment	69,880,098	70,491,292
Total Non-Current Assets	70,413,442	71,033,686
Total Assets	78,624,841	76,682,196
<b>CURRENT LIABILITIES</b>		
Trade and other payables	2,956,163	2,440,473
Short term borrowings	7,669,661	7,142,307
Short term provisions	3,893,322	3,214,987
Total Current Liabilities	14,519,146	12,797,767
<b>NON-CURRENT LIABILITIES</b>		
Long term borrowings	1,126,768	1,425,472
Long term provisions	246,897	255,789
Total Non-Current Liabilities	1,373,665	1,681,261
Total Liabilities	15,892,811	14,479,028
Net Assets	62,732,030	62,203,168
<b>EQUITY</b>		
Reserves	3,507,554	3,507,554
Accumulated funds	59,224,476	58,695,614
Total Equity	62,732,030	62,203,168



Wintringham numbers:	
<b>CLIENTS</b>	
With no assets upon admission	
2005	22%
2014	67%
<b>With less than \$10K upon admission</b>	
2014	77%
<b>Average stay (years)</b>	
Home Care	2.08
Residential Care	2.26
Housing	3.16
<b>Types of pension</b>	
Aged	67%
Disability Support	31%
DVA	3%
<b>STAFF</b>	
Total staff	577
Full time staff	100
Part time staff	382
Casual staff	95
Average age of staff	46
Male staff	20%
Female staff	80%

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## President's Message

This year marks the 25th anniversary of Wintringham. The beginnings could not have been more humble.

There were no grand announcements. No-one provided significant new funding or committed to policies and personnel empowered to end the scourge of elderly homelessness.

Rather, a lone social worker at Gordon House, the notorious Melbourne night shelter for homeless people, learned that it was to be closed and decided something had to be done. Bryan Lipmann, who is still Wintringham's CEO, had a deeply felt sense of the injustice Gordon House people had experienced at various stages of their lives. He believed they deserved peace, security and comfort towards the latter stages of their lives.

This was the fire that started burning in 1989 and it continues to burn as brightly today. In the intervening 25 years, Bryan and his exceptional team have chased down every possible scrap of funding and delivered the fullest and best range of services to the people he founded Wintringham to support. Wherever policy has been created or modified to improve outcomes for elderly homeless people, Wintringham's advocacy fingerprints are sure to be found.

From 1989 to now, Wintringham has materially altered the prospects of countless thousands of older disadvantaged people in Melbourne and, more recently, throughout Regional Victoria. The idea of providing permanent homes and support is central to everything Wintringham does but this Anniversary 25th year, 'homecoming' has a special resonance for us.

In an act of outstanding generosity, the Peter and Lyndy White Foundation made us the beneficiary of a \$7.5 million philanthropic grant allowing Wintringham to purchase the Gilgunya Village, an aged care facility most recently owned by Wesley Mission Victoria. Gilgunya consists of 50 bedroom ageing-in-place hostel and 12 two-bedroom housing units in Harding St, Coburg. The circumstances of this remarkable opportunity gave rise to the Homecoming theme. You see, Gilgunya was first developed by the Salvation Army in the early 1990s. Having seen the successful, home-based design of our McLean Lodge and Port Melbourne Hostels, they approached us for assistance. Our advice, our ideas and Allen Kong, the architect who has designed all our buildings, were used in the development of Gilgunya. We feel Gilgunya has come home to us and we could not be more thrilled.

Our 25th year will also see the commencement of the re-development of our Head Office in Flemington. The Victorian Property Fund has awarded us \$4.6 million to build social housing units for our client group: these will be built atop an expanded Head Office with an expected completion date of 2016.

In another first, we accessed State Government Home and Community Care (HACC) funding when, recognising the power of combining our Outreach and Recreation practices, we have been funded for three new Planned Activity Groups based at Keysborough, Delahey and Lionsville in Williamstown. These groups help stabilise lives and, importantly, focus energies on the good things in life.

I welcome Corrinne Armour as Vice President to the Boards of Wintringham and Wintringham Housing, and extend everyone's thanks to Jeff Gole, who provided me great support in performing these roles with distinction for a number of years previously. Heartfelt thanks are also extended to Emily Grant, who left the Boards in this period. Indeed, I thank all the Directors for the rigour with which they discharge their governance duties and their generosity in contributing their skills, intelligence and time.

Thank you to all the staff who have worked at Wintringham since 1989, their skill and dedication have been a core element to the success of this wonderful organisation. A debt of gratitude is owed for the support received from Federal and State governments of all persuasions as well as to the bureaucrats who, over many years have helped with the implementation of the Wintringham vision. The valuable support of philanthropy has also had a huge impact.

Wintringham was created by one special individual. On behalf of all the residents, staff and board members past and present, I would like to thank Bryan Lipmann for his vision, energy and leadership. Happy quarter of a century Wintringham!

Ross Cooke, President, Wintringham & Wintringham Housing Boards



## The Heart of a Carer

It's a crisp spring morning when Nicola starts to reminisce about her time at Gordon House. She was a friend of Kelly Jackson, who is Wintringham's Southern Region Community Housing and Support Manager.

Kelly and Nicola went to primary school together, in fact, they were at each others' 6th birthday parties. Kelly would share a lot of stories about her Gordon House job. Nicola remembers hearing one about a female resident who used to wear crocheted tops with her nipples hanging out. In revenge another guy would shove cockroaches under her door. Nicola was intrigued and signed up as a volunteer.

Not one to have 'favourites' she nevertheless recalls a story of the unforgettable Jim. He only had one leg and she'd help him with showering. He yelled out, 'Get my footy jumper out of the cupboard!' She searched, but couldn't find a jumper anywhere. She yelled back, 'I can only find a 'Hawthorn' Sock!' "Yep, that's it—that's my jumper".

At Jim's funeral she collapsed; she was his special girl. He used to sound so rough. Jim was one of the guys to move into Wintringham's Williamstown hostel where Nicola transferred to work when Gordon House closed down. She stayed on at Willi for 5 years, working every Xmas. 'I felt like I was their only family.'

One of Nicola's biggest regrets was leaving. It was an agonising decision to quit.

"Life is like a deck of cards: I've been dealt this life, but you've been dealt another. I'm not the dealer but you can have my king of hearts to help you along."

It's the time E-tag was introduced. Living in Montrose, it was a big drive to Willi, but it also got expensive.

She went on to work at a privately owned facility closer to home and hated every minute of it. "They didn't care for people like Wintringham did." She decided to move away from aged care trying her hand in other fields. "In my heart, not a day went by that I didn't think about the guys at Wintringham – it runs through my veins. I stayed in touch but I was pretty busy in that homemaking time".

"After a while I started looking for work again and Kelly suggested I re-apply at Wintringham working with clients in the community".

"What's it like coming home? Well, it was pretty scary, I didn't know if I could care like that again. I soon realised I could. Home is safety, it's trust. My family is everything. That's what I feel drives me to work with Wintringham: most of these guys don't have family, we're it".

"Everyone wants to feel wanted. Here, I think we do a damn good job at making that a reality for people."



## The Twenty Year Brigade

They are quite a crew now, staff who have been part of Wintringham for over twenty years. Left to right, Lauren Smith, Val Lubich, Angela Colina, Kelly Jackson, Wendy Palmer and Bev Febey are pictured holding their 20 year awards.

Their contributions are only exceeded by Bryan Lipmann, who founded the company 25 years ago and continues to lead us, and Dot Lipmann who has been an active volunteer for all of those 25 years. They are all magnificent and we treasure each and every one!



## The Mind of an Architect

Allen Kong grew up in Ocean Grove. He remembers eating broad beans straight from the garden. It was a tiny town back then; when he wasn't at the beach, he'd hang-out in the sand dunes.

Studying Architecture brought him to Melbourne, but he didn't settle here until he'd worked in London, Afghanistan and Antarctica. Once back, Allen worked on projects with the Commonwealth and in 1989 mutual contacts brought about the Kismet connection with Bryan Lipmann. It's been about 20 major projects and countless little ones with Wintringham.

He refers to the developments as places, not homes. A home is a subset of a place. It's been about creating community; it's about gardens, water, people's spaces and their relationship with them, including their home. A home is the defined right to be in that particular place and each room has got that individual condition about it.

The Salvos came to have a look at an Open Day at Wintringham's Port Melbourne Hostel when discussions started about Gilgunya. The site was an old depot for the council. The land was quite contaminated and meant the removal of lots of earth.

To get around it, they put in the ponds. They had to squish up the houses a little bit because of its size.

The area was renowned for its diverse ethnic groups and they wanted to embrace the multi cultural aspect, hence the water and nice trees connecting everyone to seasons and nature.

Allen moved back to Ocean Grove when he was married and had two young kids. His son was three when he asked for an explanation of a sunset, witnessing one for the first time. City walls had blocked the view. This along with other factors spurred the move.

A 'Homecoming' is realised when you return from being away. It's the place you can orientate yourself around. 'There's that sand dune, there's that familiar landmark. Of course it's the people who are at home with you; they're a part of it. That goes without saying.'

Allen was invited to a slide show recently and asked to bring along his own comforts. Entering a newly built home, they came with their well loved bean bags. Allen quickly realised how the new room was transformed into a home by the placement of two humble bean bags. In Allen's own home, it's the bean bags and the rug that's followed them 'home'.