

Wintringham

Wintringham numbers:

Staffing profile	
Total staff 2005*	171
Total staff 2006*	261
Full time staff	52
Part time staff	191
Casual staff	18
Average age of staff	44
Male staff	16%
Female staff	84%

* As at 30 June

Clients	
With no assets upon admission 2005*	22%
With no assets upon admission 2006*	30%
With less than \$10,000 upon admission	74%
Average stay (years) in Community Care	1.77
Average stay (years) in Residential Care	4.20
Average stay (years) in Housing	3.57
Average stay (years) in Nursing Home	0.65
Types of pension:	
Aged	60%
Disability Support	38%
DVA	2%

* As at 30 June

Cover image:

Joseph lived on the streets and in homeless mens' shelters for 15 years prior to moving into a Supported Residential Service (SRS) in St Kilda. After 4 years the SRS closed down and Joseph moved to Wintringham Port Melbourne. Joseph has had an interest in art for 20 years. After moving into the hostel he joined a weekly community art group. Joseph's other interest include music, reading, op shopping, smoking, coffee, meditation and listening to talk back radio. Joseph has called this piece of artwork, 'Be True to Yourself'.

Chief Executive Officer's Message

Undoubtedly the highlight for our year has been the completion of building works and the commencement of services for our first nursing home. It is difficult to find the words to do justice to the roller coaster of emotions that we all experienced, not just on the day that the first residents moved in, but also over the many months of building works, and the previous years of planning, negotiations and fund raising – all of which finally culminated in The Ron Conn Home opening its doors on 1st August 2005.

Ron Conn, after whom the building was named, was an old friend who lived and occasionally worked at Gordon House in South Melbourne, before moving to Gippsland when Gordon House closed down. Ron would travel up to Melbourne to visit his mate, Jack Gash, who was living at McLean Lodge, and would invariably call in to our offices nearby to say hello. Eventually, when his health started to deteriorate, Ron agreed to come and live with Wintringham in our housing program, firstly at Ebsworth House in the city and then at Atkins Terrace. Sadly, shortly after moving in, Ron received the bad news that he had cancer, but in a wonderful story that typified his toughness and indomitable spirit, Ron decided to stay at Atkins where he was surrounded by his friends. Throughout the two years that Ron fought the illness, he lived at Atkins, receiving daily visits from Wintringham carers and nurses and the constant companionship of fellow Atkins residents who would spend the day with him.

Eventually Ron died, but in that entire two years he only had a couple of days in hospital. The aged care industry often talks about ageing-in-place, by which they mean that a resident can be assisted to move through Low to High care in the same facility without having to be moved. Ron Conn's definition of ageing-in-place was that he should be able to remain living in his housing unit with his friends nearby. It is a lesson we have often tried to pass on to government policy makers – not only are there staggering differentials in the cost comparison of providing care in housing compared to a hospital (or a High or Low Care facility) but the quality of a person's last months is immeasurably improved.

I told Ron before he died that we would name our next facility in his honour. I think he was pleased – not that he would ever tell me!

Reading back though past annual reports, I realised how heavily we rely on stories and anecdotes to inform our work. The stories are always about real people: people who have invariably slipped through some service system gap and whom we have shaped our own services around. I have always thought that one of the strengths at Wintringham is the way that staff, residents and clients have over the years, helped us to develop new and often innovative models of care and support which reflect the unique needs of our clients. Our new services have always been developed in

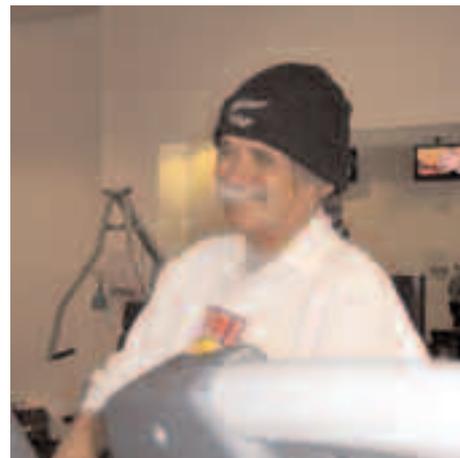
response to what we have perceived to be gaps in the system: a system that has not been designed around the needs of aged homeless people.

The thrill of opening our first nursing home did not disguise the fact that 2005/06 was a difficult year for Wintringham: perhaps our most difficult to date. Commonwealth capital funding for the home was significant (\$1.7 million) but no where near enough to fund the development. Even with the major contribution from the State Government (\$2.2 million plus a peppercorn rental of a Crown Land in Avondale Heights) and a variety of Philanthropic Trusts, Wintringham expended nearly its entire reserves (over \$2 million) to fund the balance of the shortfall. This combined with an extensive working capital expense over the first year of operation, together with unrelated one-off expenses at other Wintringham sites, combined to make the year a financially difficult one.

All indications are that we are now back to a more normal operating position and slowly starting to accumulate capital reserves which will be needed for our next venture which will be a 60 bed mixed care facility in Dandenong to be known as The Eunice Seddon Home.

As with previous years, I would most sincerely wish to thank all of the staff at Wintringham ably led by Harry Georgalas and Helen Small, for their continued loyalty and hard work. And once again I would like to acknowledge our Board of Directors who provide me with ongoing support and encouragement. In particular I would wish to thank our President, Jame Lewis who has now completed 10 years on the Board: a major effort given that he told me that he could only give me 2 or 3 years maximum! We understand that Jame will be stepping down at this year's AGM, and I know I speak on behalf of all Directors in saying that the cohesion and clear minded vision which characterises all of the Board's activity is a direct result of the leadership provided by Jame. From my own perspective, I couldn't have wished for a better relationship with a President.

Bryan Lipmann AM



Gibbo suffered a severe stroke in his early fifties but after moving to Wintringham in 1997, began working out in the Footscray gym. Since moving to The Ron Conn Home, Gibbo has joined the new Highpoint gym where he trains with Aaron, a member of our recreation staff who is a qualified personal trainer. Despite the challenge that he faced after his stroke, his amazing drive and motivation has allowed Gibbo to continuously improve his mobility and strength to levels that were once thought unachievable. Gibbo now enjoys the social aspect of the weekly trips just as much as the training itself. The resident physio at the nursing home has recorded that Gibbo's strength in his major joints has doubled since moving to the nursing home.



Housing and support

How their interaction affects the lives of elderly homeless people

Charlie Lash is no stranger to persecution, having been forced into refugee status three times before the age of thirty. Born in Kosovo in 1926, his family fled their dairy farm under Serbian occupation in 1928, to live as refugees in Albania. Charlie's fondest childhood memories of Albania were his frequent expeditions with his father, hunting and capturing deadly viper snakes. In 1941, the family returned to their farm in Kosovo but the peace was short-lived. Charlie and his father were conscripted into the army in 1943. Charlie was sent to a British refugee camp in Pireo, Greece after the war. Charlie found that he had an affinity for languages and spoke a modest level of Italian, German and Russian as well as his native Yugoslavian.

Charlie then moved to a refugee camp in Istanbul, Turkey where he worked for the Catholic Church as a telephone interpreter. He now also spoke Greek and Turkish. This work was rewarding and liberating, but unfortunately in 1956, political unrest forced him to flee Turkey in a clandestine operation. He found himself on a boat bound for Fremantle, Australia. In the Bonegilla Migrant Camp Charlie recalls being told, 'This is Australia – Welcome. We have very tough laws here and if you fail to abide with these laws, you could be hanged.' Despite this ominous introduction, Charlie sensed that this hot dry land had something positive to offer.

The next day Charlie went to work as a farm hand. Although well supported and despite there being abundant red-bellied black snakes to pursue, Charlie felt increasingly isolated. He moved to a Water Commission workers camp in Pakenham Upper, Victoria where he helped local farmers clear away troublesome tiger snakes in his spare time. He was elevated to the status of 'local hero' when he tended to a panic stricken woman after she had been bitten by a snake. Refusing to accept a sizable reward, Charlie was invited to share a Sunday roast with the family every week thereafter.

At 32 years of age, Charlie moved to Werribee where he married a young girl from Istanbul with whom he had corresponded for many years. Charlie worked at the sewage treatment farm, a job which many would consider far from ideal, but for Charlie it was perfect. The sewage farm was chock full of snakes which Charlie would capture after hours and deliver to serum laboratories.

In 1991 Charlie became a full-time snake catcher and tells many colourful stories of battles between the urban sprawl and its encroachment into the habitat of these deadly reptiles. After the painful, premature death of his wife in 1983, Charlie felt increasingly lonely and isolated. In 1999, after some forty years of separation, he re-established contact with his family in war-torn Kosavo. Much to his dismay, he discovered that all his remaining

family were living together in one tent. Charlie sold his home in Werribee and sent the proceeds to them.

Charlie admits that this decision had put him in a very difficult financial position, but he felt secure in the knowledge that in Australia, he would be assured of an income and adequate shelter. The finding of shelter turned out to be more difficult than expected, friendships were strained by his cohabitation, back sheds and garages were unserviced and cold. Charlie became depressed and his health steadily declined. Eventually, he sought the assistance of a housing worker who established contact with Wintringham and six months ago he moved into a beautiful independent living unit in Kensington.

Having no remaining friends or family in Australia and not being the sort of person to seek out new friendships or support, Charlie strongly relies on the provision of recreational support to fill the social void in his life. Now at 80 years of age, he actively participates in organised shopping trips, coffee outings, walking groups and special trips. With the security of a permanent home and ongoing support, he feels safe in the knowledge that he will be appropriately cared for to the end of his days; albeit without snakes. Yet, the lure of a vacant neighbouring lot, with knee high grass and ample building rubble, has Charlie wistfully gazing out of his window.

Wintringham understands that people with complex needs require a coordinated response to enable them to live in semi-independent non-institutional environment. We therefore strongly advocate for the strengthening of linkages between housing and support. In fact, the concept of a person living independently could be considered a misnomer as the ability of an individual to live independently is itself dependent upon a steady supply of food, materials and utilities, to say nothing of the network of family and friends. Our degree of independence can vary depending on our position of wealth or fitness, or the degree to which others are available to provide for us.

Homeless people can lack one or all of these abilities or resources. Rather than 'enabling' a frail homeless person to make their own support decisions, the separation of housing and support exposes them to the worst aspects of the market: a market that can be ruthless and uncompromising in its dealings with individuals who are seen to be weak or powerless. Housing and support are not distinct and separate entities: housing is a support as much as any of the other essentials to human life.

CACP clients		
Average age		79.47
• Female		81.01
• Male		76.96
Total clients (number)		321
• Female	61%	196
• Male	39%	125
Average stay (years, current residents)		1.77

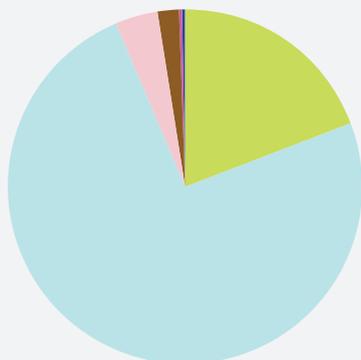
Housing residents		
Average age		68.80
• Female		70.68
• Male		67.17
Total clients (number)		100
• Female	46%	46
• Male	54%	54
Average stay (years, current residents)		3.57

Hostel residents		
Average age		69.34
• Female		74.66
• Male		64.81
Total clients (number)		122
• Female	34%	42
• Male	66%	80
Average stay (years, current residents)		4.20

Ron Conn		
Average age		73.86
• Female		75.85
• Male		72.87
Total clients (number)		60
• Female	33%	20
• Male	67%	40
Average stay (years, current residents)		0.65

Where does our income come from?

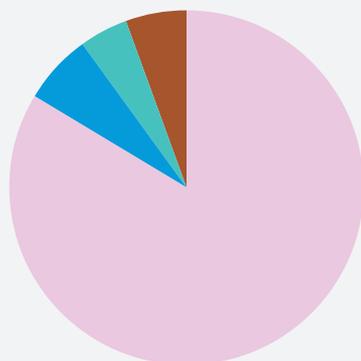
Total \$ 12.393 million



- Clients
- Federal Government
- State Government
- Other income
- Investment earnings
- Donations, other

How do we spend it?

Total \$ 14.272 million



- Client services
- Maintenance, utilities, insurance
- Other overheads
- Depreciation

Financial statements

BALANCE SHEET

AS AT 30 JUNE 2006

Current assets

Cash and cash equivalents
Trade and other receivables
Other current assets

Total current assets

Non-current assets

Investment property
Property, plant and equipment

Total non-current assets

Total assets

Current liabilities

Trade and other payables
Short-term borrowings

Total current liabilities

Non-current liabilities

Long-term provisions
Long-term borrowings

Total non-current liabilities

Total liabilities

Net assets

Accumulated funds and reserves

Asset revaluation reserve
Accumulated funds

Total accumulated funds and reserves

	2006 \$	2005 \$
Current assets		
Cash and cash equivalents	1,813,804	934,957
Trade and other receivables	548,686	742,706
Other current assets	48,433	29,756
Total current assets	<u>2,410,923</u>	<u>1,707,419</u>
Non-current assets		
Investment property	258,253	259,753
Property, plant and equipment	23,451,000	23,099,670
Total non-current assets	<u>23,709,253</u>	<u>23,359,423</u>
Total assets	<u>26,120,176</u>	<u>25,066,842</u>
Current liabilities		
Trade and other payables	1,995,231	1,230,740
Short-term borrowings	1,098,639	500,000
Total current liabilities	<u>3,093,870</u>	<u>1,730,740</u>
Non-current liabilities		
Long-term provisions	419,279	264,705
Long-term borrowings	3,296,536	2,605,330
Total non-current liabilities	<u>3,715,815</u>	<u>2,870,035</u>
Total liabilities	<u>6,809,685</u>	<u>4,600,775</u>
Net assets	<u>19,310,491</u>	<u>20,466,067</u>
Accumulated funds and reserves		
Asset revaluation reserve	3,507,554	3,507,554
Accumulated funds	15,802,937	16,958,513
Total accumulated funds and reserves	<u>19,310,491</u>	<u>20,466,067</u>

STATEMENT OF CHANGES IN EQUITY

	ASSET REVALUATION RESERVE \$	ACCUMULATED FUNDS \$	TOTAL \$
Balance as at 1 July 2004	3,507,554	14,536,582	18,044,136
Surplus for the year	-	2,421,931	2,421,931
Balance as at 30 June 2005	<u>3,507,554</u>	<u>16,958,513</u>	<u>20,466,067</u>
Deficit for the year	-	(1,155,576)	(1,155,576)
Balance at 30 June 2006	<u>3,507,554</u>	<u>15,802,937</u>	<u>19,310,491</u>

Note: All financial statements should be read in conjunction with the Concise Financial Statements which can be downloaded from our website or obtained by contacting our offices.

INCOME STATEMENT

AS AT 30 JUNE 2006

	2006 \$	2005 \$
Revenue	12,310,509	9,170,854
Other income	839,621	2,655,323
Total Revenue	13,150,130	11,826,177
Expenses from ordinary activities		
Employee benefits expense	10,208,256	6,383,882
Finance costs	33,328	3,072
Resident and client services	1,739,277	1,368,632
Property maintenance, utilities and insurance	912,279	701,186
Administration and other expenses	637,096	467,384
Total expenses	(13,530,236)	(8,924,156)
Surplus (deficit) before tax and depreciation	(380,106)	2,902,021
Depreciation on property and plant and equipment	(775,470)	(480,090)
Surplus (deficit) before income tax	(1,155,576)	2,421,931
Income tax expense relating to ordinary activities	-	-
Surplus (deficit) after income tax	(1,155,576)	2,421,931

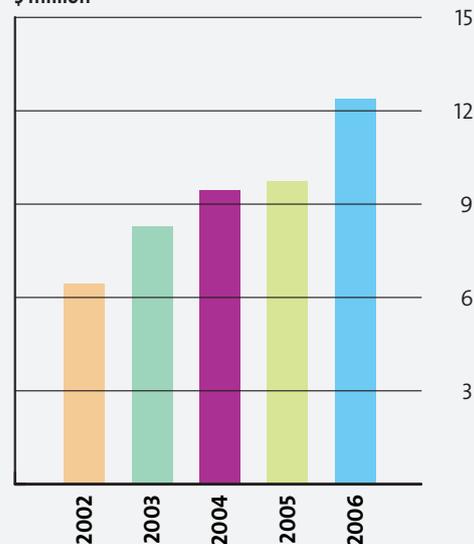
STATEMENT OF CASH FLOWS

AS AT 30 JUNE 2006

	2006 \$	2005 \$
Cash flows from operating activities		
Cash receipts in the course of operations	12,309,799	8,137,016
Interest received	53,335	140,499
Cash payments in the course of operations	(12,642,584)	(7,588,385)
Borrowing costs	(33,328)	(3,072)
Net cash provided by operating activities	(312,778)	686,058
Cash flows from investing activities		
Proceeds on sale of non-current assets	-	358,579
Payments for property, plant and equipment	(1,125,300)	(6,250,091)
Net cash used in investing activities	(1,125,300)	(5,891,512)
Cash flows from financing activities		
Donated capital inflows	-	77,000
Proceeds from borrowings	95,465	260,000
Proceeds from capital subsidies	791,976	1,978,000
Net receipt (discharge) of accommodation bonds	930,959	(152,953)
Net cash provided by financing activities	1,818,400	2,162,047
Net increase (decrease) in cash held	380,322	(3,043,407)
Cash at the beginning of the financial year	665,080	3,708,487
Cash at the end of the financial year	1,045,402	665,080

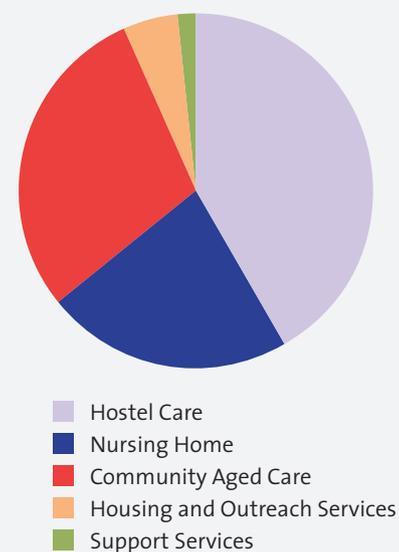
Gross turnover

\$ million



Business segments

Total \$ 12.393 million





To visit Bill Casey in his house in St Kilda is to enter a wonderful world of personal memorabilia with framed certificates, photos and commendations covering every inch of his walls, propped up against seats, hanging in window ledges and lining the hallway. Through it all, Bill's distinguished career in the war and his love of things Scottish, shines through. This huge painting hangs in the bedroom and we are assured is 'perfect in every detail'.

Keeping guard on Bill's memories is his beloved old arthritic dog 'Monty' named after General Montgomery.

Bill has been a recipient of a Wintringham Community Aged Care Package since 2002 which provides Bill with the support necessary to enable him and Monty to remain living at home and to continue being colorful characters of the community.

Wintringham

ABN 97 007 293 478

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What does Wintringham do?

Wintringham is a not-for-profit welfare company working with elderly men and women who are homeless or at risk of becoming homeless.

Wintringham was created from the conviction that the elderly poor should not have to live and die in homeless persons' night shelters. Since then, the company's revolutionary approach to aged care, its forward thinking and its motivating philosophy of 'Options, Dignity, Rights' have made it a global pacesetter in the care of the elderly homeless.

Wintringham's extensive range of services include:

- .. McLean Lodge, a 19 bed low care residential facility in Flemington
- .. Wintringham Port Melbourne, a 35 bed low care residential facility that won the United Nations World Habitat Award
- .. Wintringham Williamstown, a 60 bed low care residential facility
- .. Ron Conn Nursing Home providing high care to 60 residents in Avondale Heights
- .. 321 Community Aged Care Packages providing home based care in the southern region from our base in Moorabbin and to the northern and western regions from our Seddon office
- .. 20 housing units at Atkins Terrace in Kensington Banks
- .. Management of 60 one bedroom older persons housing units in Williamstown for the Office of Housing and 20 in East Bentleigh
- .. Nomination rights for 40 one bedroom apartments in Melbourne's Central Business District for Melbourne Affordable Housing, and 6 Transitional Housing Program units for Melbourne Affordable Housing
- .. An extensive Outreach program to elderly homeless men and women funded by both the Commonwealth ACHA program and the State Government Community Connections Program
- .. An extensive diversional therapy program with 14 trained recreation staff running across all Wintringham sites
- .. A newly created Research division
- .. Approvals from the Commonwealth for a new 60 bed facility in Dandenong.

Acknowledging that of itself, service provision is insufficient, Wintringham plays an active and assertive role in program development and policy formulation in Canberra and Melbourne to improve the access to quality aged care services for the elderly homeless.

Supporting Wintringham

A small but noticeable part of Wintringham's annual operations budget comes via donations from individuals and organisations.

Donations can be attributed to the general budget or a specific event or item, such as an outdoor bench or even a transport van.

Please be assured that donations of any amount are always handled in confidence unless particular acknowledgement is required.

Use the form on the reverse side of this flap should you wish to make a donation to Wintringham.

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Donation form

I would like to make the following donation to
Wintringham's work with the elderly homeless:

Name

Address (optional)

Telephone (optional)

Email (optional)

Amount

\$

Payment by **cheque**

Payment by **credit card**

Visa Mastercard Bankcard Diners Club

Card number

| | | | | | | | | | | | | | | | | | | |

Expiry date

| | | | |

Cardholder name

Cardholder signature

*For income tax purposes, gifts of \$2.00 or more to Wintringham
are an allowable deduction under the provisions of sub division
30-B of the Income Tax Assessment Act 1997.*