



Wintringham

## What's on the front cover?

On 19 August 2010, VIPs visited Wintringham's McLean Lodge in Flemington, and helped us celebrate the 21st anniversary of our founding. Pictured on the front cover is resident, Valentine Zuker, who awaits the arrival of the retiring Federal Member for Melbourne, Lindsay Tanner, and the former Prime Minister, Kevin Rudd.

Wintringham's fifth residential hostel, the Eunice Seddon Home in Dandenong, has now opened. It is a 60 bed facility offering mixed high and low care.



## President's message

Wintringham turns 21 this year, causing me to reflect that we have avoided most of the follies of youth. At no stage have we gone crazy with the credit card; our alliances have all been of a reputable nature and we have consistently scored highly with funding and accreditation bodies. Our development has been vigorous, but we remain lean in administrative overheads and are true to our original mission and values. In short, we have reached our majority in outstanding condition.

As I write, new residents are acquainting themselves with the 60 bed Eunice Seddon Home in Dandenong. Its completion and fit-out have been an enormous undertaking. It will be a 'home until stumps' to many elderly people in the coming decades, people who might otherwise be homeless. During 2009, data for homeless people from the 2006 census was released and it makes worrying reading. The national figure for the over 50 year old homeless group – 18,000 – was considerably higher than anticipated. With the ageing of the population, the figure could only have risen in the economically unstable period since. In this context, our advocacy work with State and Federal Governments remains a central undertaking. The Federal Government's White Paper goal of halving homelessness by 2020 remains a very important policy focus, with an ambitious target.

During the period, we secured an additional 25 Community Aged Care Packages which will be delivered from our western region Community Housing and Support office, bringing our total package count to 439. Accreditation audits of our mixed aged care facilities at McLean Lodge, Williamstown and Port Melbourne were all successfully completed during September 2009: full credit to the hard-working staff involved.

The operational stage of our major research project, generously funded by the J.O. and R.K. Wicking Trust, drew to a close in November 2009. The Wicking Project has had some fascinating outcomes which, with careful consideration, could lead to an extension of the research. The outcomes of the present trial have exceeded our expectations.

Our CEO, Bryan Lipmann AM, has been at Wintringham since Day One; he has been responsible for creating a fantastic welfare company, built on the principles of social equity. Bryan's expertise and standing was encapsulated in his invitation to join a fully-funded roundtable gathering of 16 homelessness experts from around the world at the Rockefeller Foundation's Bellagio Centre, Italy, to consider 'Practice and Policy Innovations: Incorporating Socially Marginalised People in Housing and Communities' held in November 2009. Important alliances were forged and Bryan reports that these were amongst the most stimulating and reflective sessions of his career.

Of significant and on-going concern to us is the funding shortfall we have

experienced since the Federal Government replaced the former funding instrument for residential aged care, RCS, with ACFI, a new Aged Care Funding Instrument. This funding tool does not reflect the complex and unique needs of clients with a homeless background. Working with the Department of Health and Ageing to find a sustainable solution is our highest priority for the coming period.

Wintringham's subsidiary, Wintringham Housing, has experienced a year of extraordinary activity and growth. In August 2009, Housing Association registration was granted by Victoria's Registrar of Housing. Around the same time, Elizabeth Perez commenced as our General Manager of Housing, and has scarcely drawn breath since! In rapid succession, with the influx of \$35 million of Australian Government Economic Stimulus Plan and Victorian Office of Housing funds, redevelopment plans for the Alexander Miller Memorial Homes in Shepparton, Manifold Heights (Geelong), Belmont (Geelong), Benalla, St Arnaud, Maryborough, Euroa, Castlemaine and Ballarat became a reality. In the case of Highton (Geelong), the Alexander Miller Trust purchased a promising tract of land and, through their partnership with us, funding was obtained to construct 34 new units for our client group. In total, 160 units across the state are now in varying stages of planning, renovation and construction. These are significant developments for Regional Victoria; the result of strategic alliances orchestrated between all levels of government, the Alexander Miller Trust and a young and enthusiastic company, Wintringham Housing. Additionally, our Housing arm is nearing the completion of 18 units constructed around the perimeter of the Ron Conn Nursing Home in Avondale Heights. We are justly proud of the housing we build – these units are outstanding examples of our design and construction standards. They will underwrite the independence of residents for many happy years to come.

Wintringham lost a good friend when Professor Warren Hogan died in December 2009. Warren had been an advisor to government, conducting the Review of Pricing Arrangements in Residential Aged Care in 2002–2004, and remained an active and influential figure in the industry. His memory is honoured by us.

As well as congratulating management and staff on another committed year of growth, I would like to acknowledge the substantial input and support of my fellow Board members. This team has worked closely with senior management to set the strategic direction of the organisation.

The best thing about being 21 is that a bright future beckons. We are primed to make the most of it.

*Ross Cooke*

## **Board members**

Mr Ross Cooke: President

Mr Jeff Gole: Vice-president

Dr Sue Rosenhain

Ms Netty Horton

Mr David Coombes

Mr Mark Stewart

Mr Howard Ronaldson

Ms Emily Grant

Associate Professor Elizabeth Ozanne

Mr Bryan Lipmann AM

## **Beverly Twyford Hargreaves Jones Howlett, published author**

Bev's names tell the story of her life. When she was 11 years old she found out she'd been adopted into the Hargreaves family. Much later in life, Bev was able to find out that her biological mother was a Twyford and had named her Noella Jean, a beautiful name she prefers to Beverly.

In 1967, Bev married Alan Jones and had three children. Sadly, it was not a marriage made in heaven and eventually ended in divorce. In 2000 she was living in a set of units in Altona and noticed Allen Howlett about to move in. 'I called by to make him welcome', reports Bev, 'and never left!' Four months later they were married.

This was a marriage made in heaven but cancer took him only 18 months after their wedding. Despite the sadness, Bev could never regret having added 'Howlett' to her name.

Bev lives at Wintringham's Williamstown Hostel. This year she published a children's book called 'Fairies at the Bottom of my Garden'. It features illustrations by some of her talented fellow residents. When she thought of having her name in print, there was no doubt in her mind that all four of her surnames needed to appear on the cover.



## **The Eunice Seddon Home**

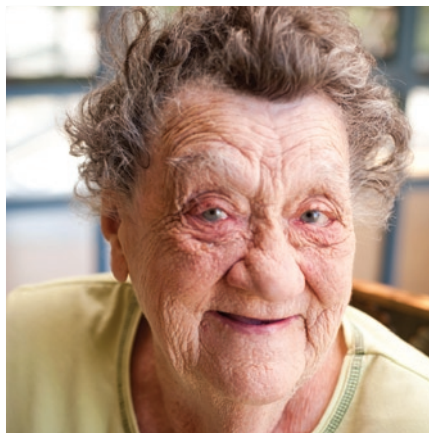
'The opening of Eunice Seddon.' This is an alarming phrase the real, live Eunice Seddon has heard uttered a number of times lately.

Not many of us get to have a hostel named in our honour. Eunice reports that it was a strange sensation when her old mate, Bryan Lipmann, asked her if it was okay if he named the new Dandenong building in her honour. 'Jeez', she said, 'I'll become famous!'

Sixteen years ago, Eunice came to Wintringham's Williamstown Hostel from Gordon House. It was a notorious shelter, with tiny rooms, but the position was pretty good. You could venture across the road to Markillies Hotel for a beer and then onwards for a dance. Eunice has always been able to look out for herself and made it her business to keep an eye on a few of the less wily women about the place.

Eunice is now 81 years old. Her own mother lived to 89 and she thinks good genes might take her that far too. She feels that luck is on her side.

Afterall, what could be luckier than having a hostel named after you? She looks forward to the official opening when she knows Bryan will have someone interesting lined up for her to meet. 'He's shrewd that way', says Eunice.



**[DANDENONG!]**

## **Jack Gash Housing**

Independent living units have been built on the land surrounding Wintringham's Ron Conn Nursing Home in Avondale Heights.

Wintringham has a tradition of naming its buildings after homeless clients who are remembered with particular fondness. An example is our Ron Conn Nursing Home named in honour of Ron, who lived at the Gordon House shelter in South Melbourne in the 1980s when Bryan Lipmann worked there. Ron's best mate was Jack Gash, who moved to Wintringham's McLean Lodge in 1993. Ron moved to Gippsland but continued to visit Jack in Melbourne before being persuaded by Bryan to move to Wintringham's Atkins Terrace in Kensington.

There's nothing like the experience of homelessness to teach the value of mateship: Ron Conn and Jack Gash could sit and yarn for hours, re-hashing old stories, laughing at shared memories and in general making the most of the human comedy.

It seems fitting, then, that the units around the Ron Conn Nursing Home will forever more be known as Jack Gash Housing. It is our earnest hope that the people living there will find the same pleasure and camaraderie as Ron and Jack found in each other's company.



## Jimmy follows the sun

Earlier this year, the Ron Conn Nursing Home welcomed a new resident by the name of Jimmy – a Scotsman possessed of careful ways and a broad accent. Jimmy was confined to a wheelchair, ambulation no longer a possibility. This didn't stop him though: with no foot plates in situ he would shuffle both feet along the floor and slowly but surely reach his destination, which was often to the front office to discuss money matters, bank book always tucked securely by his side.

One wet and wild Thursday, Jimmy went missing. He was wearing shorts. The police and the Department were notified, and the search began.

Throughout the night the wind blew hard and the rain crashed down as Melbourne experienced a severe storm. Many staff had been out searching the surrounding areas, along with members of the police who were amazingly diligent and utilised all resources, including a full helicopter air search. Preparations were made for a media alert. As the day stretched out, there was still no sign of Jimmy. The police were in and out of Ron Conn Nursing Home regularly and with each visit our hearts stopped, expecting the news to be bad.

At the end of the day we were all dismayed and depleted. 'How could this happen?' 'Where could he be?' How could he get anywhere without somebody seeing him?' After all, Jimmy's top speed was approximately one mile an hour!

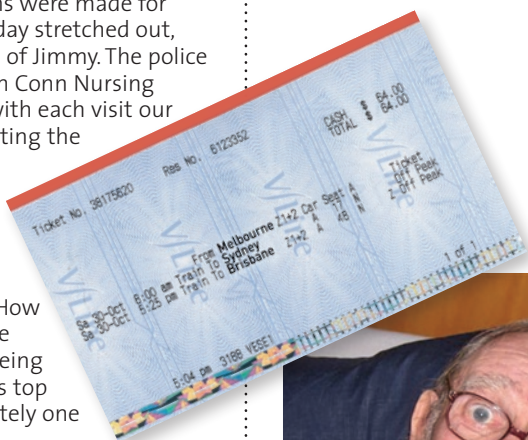
Finally the call came. He had been found. Well, what a relief. 'Where is he? We'll come and pick him up.' No, not quite that simple! Jimmy had been found by the police in Sydney. He had somehow taken an overnight train north and was now waiting to use his freshly purchased ticket to Queensland. Jimmy would not return to Ron Conn – it was Queensland or bust!

Jimmy did continue his journey and headed off in his wheelchair. As luck would have it, one of Wintringham's Case Managers had recently 'emigrated' to Queensland to work for Micah, a homeless organisation in Brisbane. After an emergency phone call to our ex-colleague, Micah quickly put out an alert to their night workers who found a very distressed Jimmy and were able to help him find housing.

What started out as a potential tragedy ended up demonstrating how homeless organisations in different states can work collaboratively.

So, good luck Jimmy! We salute your resourcefulness and determination. Plus, we see your point. Melbourne is too bloody cold.

*Julie Richards  
Manager, Ron Conn Nursing Home*

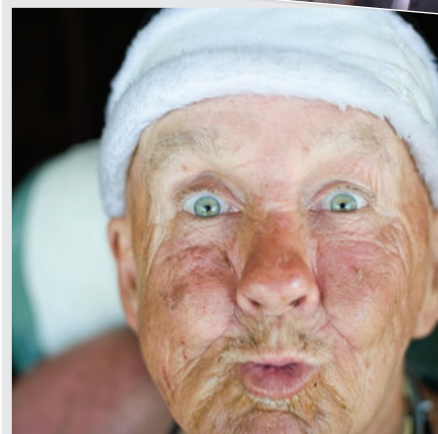


## John Crawford and the Pies

John Crawford is a likeable rogue who lives at Wintringham's Port Melbourne Hostel. When Julia Gillard, then Deputy Prime Minister, visited the Hostel in January 2009, John famously took the opportunity to bail her up and tell her a thing or two. 'I barrack for Collingwood', John announced, 'and I'll tell you another thing. I've voted Liberal all my life!'

'Well', said Julia, unfazed. 'That's two mistakes you've made!'

Collingwood's premier fan would treasure the opportunity to correct the Prime Minister. Since their Grand Final win, John has been ceaseless in his efforts to celebrate the supremacy of the Collingwood Football Club. In fact, he has scoured the countryside, travelling from Port Melbourne to Castlemaine and as far as Warrnambool, sporting full Collingwood regalia, sharing the joy and pointing out the error of their ways to anyone foolish enough to prefer another team or, God forbid, soccer or ballet.



‘Life is a river of opportunities. If I don’t grab everything interesting, I’ll lose out. Things will pass me by. The stuff I have is like a river. It flows into my house, and I try to keep it from flowing out. I want to stop it long enough to take advantage of it. If I throw too much away there will be nothing left of me...’

Randy Frost & Gail Steketee

*Stuff: compulsive hoarding and the meaning of things.*

Houghton Mifflin Harcourt, New York, 2010. p. 134.



## Hoarding – the hidden disorder

In the second half of 2009, Wintringham received a referral about an elderly man whose front door was wedged shut by a tower of boxes. With very little information, apart from a first name and a blank, unsigned referral form, Wintringham staff went to visit. What we found signalled the beginning of an amazing and eye-opening look into the world of hoarding. This referral enabled us to learn more about this debilitating condition, develop our knowledge and skills in managing it, and begin to focus on creating a service response that is now best practice and may be duplicated across our client programs.

What we found inside this home was nothing like we had ever seen before. As we climbed onto a chair that enabled us to walk down a corridor above layers and years of accumulated items, we could see no rooms left in the two bedroom home. Amongst clothing, computers, books and papers, a man’s life lay before us. To him, every item in this home meant something; a memory, an interest, a hobby, a future project to work on. In his words, all that had happened was that he had ‘overcooked things’. Now sleeping in his shower recess, the only space that was left, this fascinating man slowly but willingly allowed us into his world to begin assisting him de-clutter and create space, ultimately working towards saving his tenancy.

Compulsive Hoarding is a pervasive condition, dominating a person’s time, space and impacting the personal functioning of self and others. It crosses all socio-demographics, but often comes to the attention of authorities when a person ages and other areas of their life are affected.

Two behaviours characterise hoarding: acquiring too many possessions and then having difficulty getting rid of them when they are no longer useful.

Slowly but surely, our staff have developed a new understanding of hoarding. We’ve recognised that clearing out a person’s home against their will often lead to great distress and is never the answer. Once the cleaners have gone, the grief and sadness remain and within time and without the right support, the home will usually return to a worse state.

Working as a team, our staff have been able to help this man re-establish a sustainable lifestyle, gradually reordering rooms and, with permission, disposing of items whose usefulness can finally be recognised as over. We have learned that persistence, patience and rapport-building are the key to managing, not ‘curing’, this problem.

Kate Rice

*Manager, Community Housing and Support Northern Region*



On 29 April 2010, Victoria's Minister for Housing, Richard Wynne, launched the Miller redevelopments with a 'turning of the sod' event at the Highton site in Geelong. Pictured with him are Annie Wakeford, Tenancy Management Worker, and Elizabeth Perez, General Manager of Wintringham Housing. The Minister emphasised how pleasing it is to see the good works of Alexander Miller continuing into the future.

## Overview

Wintringham has formed an important partnership with the Trustees of the Alexander Miller Estate.

**MAIN:** Pictured is the only known portrait of Alexander Miller (1842–1914), pioneering Victorian retailer and philanthropist.

**OUTSET:** The smaller picture is of the A. Miller Draper's Store at 94 Moorabool Street, Geelong, taken in 1890.  
*(GRS 2009/283 Geelong Heritage Centre Collection)*



## The Alexander Miller Memorial Homes

Wintringham Housing has forged a unique alliance with the Trustees of the Alexander Miller Estate.

Alexander Miller was born in Scotland in 1842 and emigrated as a child to Australia, settling in Geelong. His parents were poor and sought a better life in the colonies. A better life was certainly found by Alexander who rose to become a prominent Victorian businessman, creating the A. Miller chain of drapery stores in Geelong and regional Victoria.

Alexander had a strong social conscience and, as he became wealthier, commenced the construction of quality housing for older people – ‘Homes for the Poor’ they were called. At his death, in 1914, an estate valued at £176,000 was invested in a trust charged with building ‘Alexander Miller Memorial Homes’.

Over the next ninety plus years, many homes were built and Miller’s foresight and generosity had benefited many older Victorians. By the start of this century, however, it was becoming clear that the homes needed to be brought up to contemporary standards for aged care.

In September 2008, Wintringham Housing was selected by the Trustees of the Alexander Miller Estate as their redevelopment and management partner for the Estate’s housing stock, consisting of over 170 units in towns throughout regional Victoria.

Seizing the moment, Wintringham Housing successfully applied for funding through the Federal Government’s Nation Building initiatives and via the Victorian Government’s Office of Housing, in order to re-build and renovate the Alexander Miller Memorial Homes properties. Jointly, \$33 million has been committed to ensuring the Alexander Miller legacy continues to enrich the lives of Victorians for generations to come.

From humble beginnings, Alexander Miller was able to contribute a legacy of lasting significance to disadvantaged older people in regional Victoria. Wintringham has also emerged from humble beginnings, 21 years ago, to play a significant role in redressing the disadvantages of older homeless people. Wintringham’s commitment to Miller is to regenerate the trust properties to last another 100 years.

# Wintringham Housing projects in development

| LOCATION         | ADDRESS              | DESCRIPTION  | COMPLETION    |
|------------------|----------------------|--|---------------|
| Avondale Heights | 33 Westminster Drive | 18 new one bedroom units around the perimeter of the Ron Conn Nursing Home | November 2010 |

## ALEXANDER MILLER MEMORIAL HOMES

| LOCATION    | ADDRESS                                | DESCRIPTION  | COMPLETION |
|-------------|--|--|------------|
| Geelong     | 231 South Valley Road Highton          | 34 new one bedroom units   | Early 2011 |
| Geelong     | 4 Malvern Grove Manifold Heights       | Construction of 6 new and renovation of 8 existing one bedroom units | Early 2011 |
| Geelong     | 7 Culbin Avenue Belmont                | Extensive renovation of 12 one bedroom units                         | Late 2011  |
| Shepparton  | Maude Street                           | Construction of 32 new one bedroom units and 4 two bedroom units     | Early 2011 |
| Maryborough | 6 Havelock Street<br>9 Campbell Street | Extensive renovation of 12 one bedroom units                         | Mid 2011   |
| Ballarat    | 29 Bradbury Street Brown Hill          | Construction of 14 new one bedroom units                             | Mid 2011   |
| Castlemaine | 72 Lyttleton Street                    | Construction of 10 new one bedroom units                             | Late 2011  |
| Benalla     | 76-80 Church Street                    | Construction of 10 new one bedroom units                             | Late 2011  |
| Euroa       | 6 Clifton Street                       | Extensive renovation of 8 one bedroom units                          | Mid 2011   |
| St Arnaud   | 2 Howitt Street                        | Construction of 5 new and renovation of 6 existing one bedroom units | Mid 2011   |

## Housing elderly Victorians in need

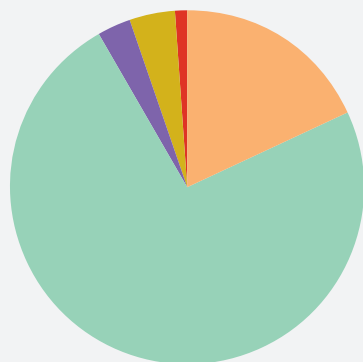
Wintringham Housing joins with Alexander Miller Memorial Homes to become a significant provider of housing for elderly Victorians in need.



**MAIN:** The finished vision for Wintringham Housing’s redevelopment of the Miller site in Maude St, Shepparton. These will be top quality units designed to enhance the independence and well-being of residents for decades to come.

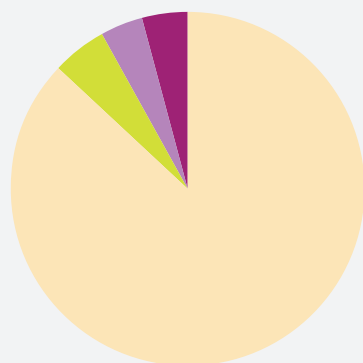
**OUTSET:** One of the original Miller developments, in Geelong West.  
*(GRS 2009/75 Geelong Heritage Centre Collection).*

## Where our recurring revenue comes from



- Clients
- Federal Government
- State Government
- Other income
- Investment earnings

## How do we spend it?



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

## Financial statements

### STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 JUNE 2010

|   |  |
|---|--|
| Revenue from operating activities             |  |
| Other revenue                                 |  |
| <b>Total revenue</b>                          |  |
| Employee benefits expense                     |  |
| Finance costs                                 |  |
| Resident and client services                  |  |
| Property maintenance, utilities and insurance |  |
| Administration and other expenses             |  |
| <b>Total operating expenses</b>               |  |

### Surplus before depreciation

Depreciation on property, plant and equipment

### Deficit after depreciation and before capital items

|   |  |
|---|--|
| Revenue from capital grants and donations |  |
| Wintringham                               |  |
| Wintringham Housing                       |  |

### Net surplus for the year

| 2010<br>\$ | 2009<br>\$ |
|------------|------------|
| 19,098,776 | 18,145,989 |
| 787,272    | 678,201    |
| 19,886,048 | 18,824,190 |
| 15,163,707 | 14,216,922 |
| 79,317     | 57,833     |
| 2,307,984  | 2,257,652  |
| 1,348,417  | 1,303,886  |
| 674,696    | 692,491    |
| 19,574,121 | 18,528,784 |
| 311,927    | 295,406    |
| 802,251    | 799,050    |
| (490,324)  | (503,644)  |
| 4,668,860  | 3,575,000  |
| 18,238,250 | 200,000    |
| 22,416,786 | 3,271,356  |

### STATEMENT OF CASHFLOWS

FOR THE YEAR ENDED 30 JUNE 2010

### Cashflows from operating activities

|   |  |
|---|--|
| Cash receipts in the course of operations |  |
| Interest received                         |  |
| Cash payments in the course of operations |  |
| Borrowing costs                           |  |

### Net cash provided by operating activities

### Cashflows from investing activities

|  |  |
|--|--|
| Proceeds from sale of non-current assets     |  |
| Payments for property, plant and equipment   |  |
| <b>Net cash used in investing activities</b> |  |

### Cashflows from financing activities

|  |  |
|--|--|
| Repayment of borrowings                      |  |
| Proceeds from capital grants and donations   |  |
| Net (payment)/receipt of accommodation bonds |  |

### Net cash provided by financing activities

|   |  |
|---|--|
| Net increase in cash held                   |  |
| Cash at the beginning of the financial year |  |

### Cash at the end of the financial year

| 2010<br>\$   | 2009<br>\$   |
|--------------|--------------|
| 20,990,302   | 18,799,544   |
| 274,321      | 215,255      |
| (20,034,977) | (18,401,914) |
| (79,317)     | (57,833)     |
| 1,150,329    | 555,052      |
| 83,739       | 52,764       |
| (11,632,088) | (3,892,805)  |
| (11,548,349) | (3,840,041)  |
| 23,946,281   | 3,775,000    |
| (125,774)    | (82,023)     |
| (821,821)    | 574,174      |
| 22,998,686   | 4,267,151    |
| 12,600,666   | 982,162      |
| 4,914,445    | 3,932,283    |
| 17,515,111   | 4,914,445    |

## STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2010

### Current assets

Cash and cash equivalents  
Trade and other receivables  
Inventories  
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  
Short-term provisions

### Total current liabilities

### Non-current liabilities

Long-term borrowings  
Long-term provisions

### Total non-current liabilities

### Total liabilities

### Net assets

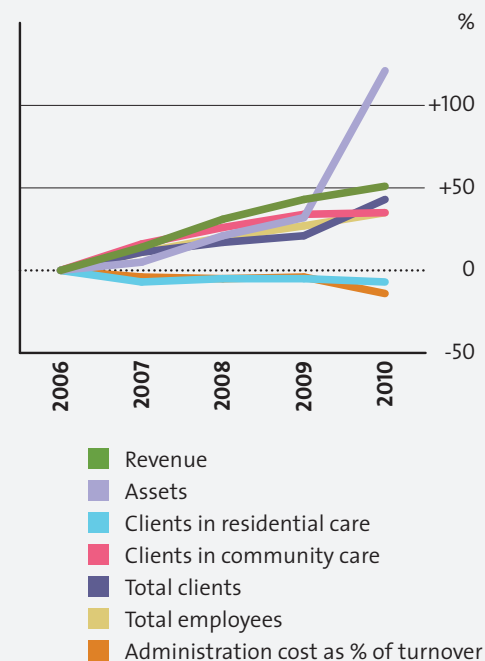
### Equity

Reserves  
Accumulated funds

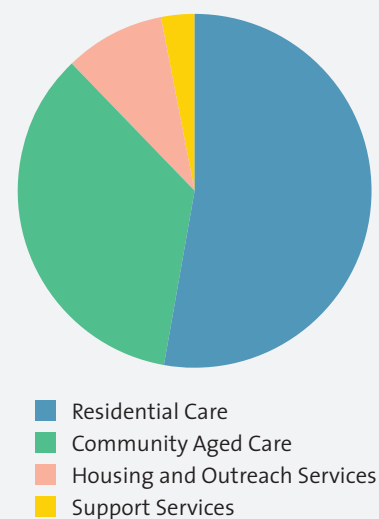
### Total equity

|                                      | 2010<br>\$        | 2009<br>\$        |
|--------------------------------------|-------------------|-------------------|
| <b>Current assets</b>                |                   |                   |
| Cash and cash equivalents            | 17,515,111        | 5,005,520         |
| Trade and other receivables          | 1,311,541         | 1,656,410         |
| Inventories                          | 48,214            | 43,398            |
| Other current assets                 | 109,391           | 71,777            |
| <b>Total current assets</b>          | <b>18,984,257</b> | <b>6,777,105</b>  |
| <b>Non-current assets</b>            |                   |                   |
| Investment property                  | 252,253           | 253,753           |
| Property, plant and equipment        | 38,387,870        | 27,382,397        |
| <b>Total non-current assets</b>      | <b>38,640,123</b> | <b>27,636,150</b> |
| <b>Total assets</b>                  | <b>57,624,380</b> | <b>34,413,255</b> |
| <b>Current liabilities</b>           |                   |                   |
| Trade and other payables             | 3,942,129         | 2,497,849         |
| Short-term borrowings                | 5,052,604         | 1,221,725         |
| Short-term provisions                | 100,000           | 100,000           |
| <b>Total current liabilities</b>     | <b>9,094,733</b>  | <b>3,819,574</b>  |
| <b>Non-current liabilities</b>       |                   |                   |
| Long-term borrowings                 | 710,143           | 5,595,917         |
| Long-term provisions                 | 1,030,615         | 625,661           |
| <b>Total non-current liabilities</b> | <b>1,740,758</b>  | <b>6,221,578</b>  |
| <b>Total liabilities</b>             | <b>10,835,491</b> | <b>10,041,152</b> |
| <b>Net assets</b>                    | <b>46,788,889</b> | <b>24,372,103</b> |
| <b>Equity</b>                        |                   |                   |
| Reserves                             | 17,473,852        | 5,853,750         |
| Accumulated funds                    | 29,315,037        | 18,518,353        |
| <b>Total equity</b>                  | <b>46,788,889</b> | <b>24,372,103</b> |

## Four-year trend



## Client service segments



**Wintringham numbers:**

|                      |     |
|----------------------|-----|
| <b>STAFF</b>         |     |
| Total staff          | 391 |
| Full time staff      | 67  |
| Part time staff      | 271 |
| Casual staff         | 54  |
| Average age of staff | 44  |
| Male staff (%)       | 18  |
| Female staff (%)     | 82  |

|  |      |
|--|------|
| <b>CLIENTS</b>                           |      |
| With no assets upon admission 2005       | 22%  |
| With no assets upon admission 2010       | 44%  |
| With less than \$10,000 upon admission   | 68%  |
| Average stay (years) in Community Care   | 1.77 |
| Average stay (years) in Residential Care | 4.46 |
| Average stay (years) in Housing          | 5.88 |
| Average stay (years) in Nursing Home     | 2.21 |
| Types of pension:                        |      |
| Aged                                     | 70%  |
| Disability Support                       | 26%  |
| DVA                                      | 4%   |

**Wintringham**

ABN 97 007 293 478

**Wintringham Housing Limited**

ABN 84 129 707 937

Head Office  
136 Mt Alexander Road  
PO Box 193  
Flemington Victoria 3031

T +61 3 9376 1122  
F +61 3 9376 8138  
E admin@wintringham.org.au  
I www.wintringham.org.au

**What does Wintringham do?**

Wintringham is a not-for-profit welfare company founded on principles of social justice. 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 our client group to State and Federal Governments, as well as in aged care, homelessness, housing and other forums.

Wintringham was created 21 years ago 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 an international benchmark for action on elderly homelessness. Our services include:

**RESIDENTIAL AGED CARE**

236 beds (156 low care; 80 high care; 5 facilities – McLean Lodge in Flemington, Port Melbourne Hostel, Williamstown Hostel, Ron Conn Nursing Home in Avondale Heights and the Eunice Seddon Home in Dandenong).

**COMMUNITY CARE**

439 packages (combination of Community Aged Care Package, CACP; Extended Aged Care at Home – Dementia, EACHD; Extended Aged Care at Home, EACH; and Consumer Directed Care, CDC; managed from 4 offices – Seddon, Ascot Vale, Moorabbin and Dandenong).

**OUTREACH**

Assertive outreach and support through programs including Housing Support for the Aged (HSA), Older Persons' Outreach Program (OPOP), Housing Establishment Fund (HEF), Assistance with Care and Housing for the Aged (ACHA).

**HOUSING**

102 one bedroom independent living units at 3 locations (Atkins Terrace in Kensington; Lionsville in Williamstown; East Bentleigh – 20 owned; 82 managed on behalf of Office of Housing). 2 rooming houses accommodating 9 individuals.

**HOUSING IN DEVELOPMENT**

178 independent living units, predominantly one bedroom (Avondale Heights, Shepparton, Highton, Manifold Heights, Belmont, Ballarat, Castlemaine, Benalla, Euroa, St Arnaud, Maryborough).

**SUPPORT SERVICES**

Research, Clinical Care, Maintenance, Finance, IT, Human Resources departments and a Recreation team providing services for 15 programs.