



# 7th National Housing Conference

30 October to 2 November 2012

Brisbane Convention and Exhibition Centre

People — Place — Productivity



# A Home Until Stumps



# Wintringham

- ▶ **Social Justice Welfare Company**
- ▶ **Established in 1989 by Bryan Lipmann**
- ▶ **1200 people assisted each night**







**Wintringham and  
Wintringham  
Housing work with  
frail, older homeless  
people or those who  
are at risk of  
homelessness**

# Wintringham Housing

- ▶ Established in 2008 to provide quality housing to elderly men and women who are homeless or at risk of becoming homeless
- ▶ Registered as a Victorian Housing Association in 2009
- ▶ Currently manages 405 properties throughout Victoria

# The Partnership

- ▶ In 2008, Wintringham Housing partnered with the Alexander Miller Estate to redevelop and revitalise its housing stock throughout regional Victoria.
- ▶ The Victorian State Government was a key partner.
- ▶ Wintringham Housing dedicated Nation Building Economic Stimulus Plan and State Government funding to renovate and construct 160 new specially designed and disability accessible units for the elderly frail throughout Regional Victoria

# Alexander Miller Memorial Homes



The only known portrait of  
Alexander Miller, 1842 - 1914



Alexander Miller's Draper Store,  
94 Moorabool St, Geelong, 1890

# Alexander Miller

- ▶ Alexander Miller was known as a great philanthropist dedicated to assisting those less well off in the community.
- ▶ Alexander Miller died in 1914 and his will stated his ongoing wish to provide 'Homes for the Poor' – continuing work he had commenced during his lifetime.
- ▶ Miller's wish and vision was to continue to improve the lives of vulnerable and disadvantaged Victorians.



# Wintringham Housing-Miller Model

- Negotiation
- Clear Agreements
- Portfolio Review
- Funding
- Integrated model of housing and related support
- Support and relocation of existing residents
- Targeted Development Phase
- Transfer of Long Term Management
-

# Wintringham Housing-Miller Model

## **Thorough negotiation between parties**

Identification of respective interests, responsibilities and outcomes.

## **Clear Contractual Documentation entered into by partners**

Explicit protection of Director's Interest, terms and conditions, responsibilities and clear attribution of risks.

## **Conduct of high level portfolio review/audit to revitalise properties and enhance value of state wide portfolio**

Strategies included maximising yield, sub-division, rezoning and where appropriate sale or purchase of land.

## **Funding**

Funding is provided through a combination of Commonwealth and State Government funding, leverage, and revenue generated by the sale of properties identified during the portfolio review and leverage.

# **Wintringham Housing-Miller Model**

- Integrated model of housing and related Support
- Continuum of Care



# **Integrated Services**

## **Housing & Support**

- **Outreach**
- **Rooming Houses**
- **Independent living units**
- **Housing Support**
- **Community Aged Care Packages**
- **Specialised Community Care – EACH D**
- **Low care residential**
- **High care residential**



Bryan & Laura



# Wintringham Housing-Miller Model

## **Support and relocation of sitting residents**

Promise made to re-house all existing residents

Dedicated support staff engaged to work with existing residents throughout the transition process

Relocation of residents into other properties during a redevelopment phase process

Payment of all reasonable costs of relocation, including alternate rental accommodation, removalists, mail re-direction and connection/disconnection of utilities

# **Wintringham Housing-Miller Model**

## **Targeted Development Phase**

Development of new, purpose-built properties that better meet contemporary standards and the needs of elderly, frail clients.

## **Transfer of Long Term Management**

99 year lease giving effective ownership.

# Design Characteristics



Atkins Terrace

- ▶ A Home until Stumps
- ▶ Beautiful homes in beautiful environments
- ▶ Landscaping is a feature and maintained for residents if required
- ▶ Specialist architect
- ▶ Universal Design elements
- ▶ 6 star energy rating
- ▶ Defensible space
- ▶ Fire services/sprinklers

# Universal Design

- ▶ wheelchair accessibility throughout units and gardens
- ▶ grab-rails in bathrooms
- ▶ door handles suitable for disabled and elderly residents
- ▶ wardrobe hanging rails and storage space
- ▶ lighting specified by engineer for adequate lighting to each area
- ▶ bathrooms generally designed to comply with Australian Standard for the disabled (with wheelchair circulation space, space for carer, lower vanity, mirror and basin)
- ▶ wider footpaths with mild gradient(1:20 max) for disabled residents
- ▶ ramps provided at kerb of road and where needed across site

# Award Winning Architect



Eunice Seddon

- ▶ All projects are designed by award winning architect – Allen Kong Architect
- ▶ Winner of prestigious *International World Habitat Award*
- ▶ Leader in designing for the aged – specialising in designing for those with disabilities



# Manifold Heights









# Manifold Heights



# Highton





# Shepparton

31 august 2009





# Shepparton

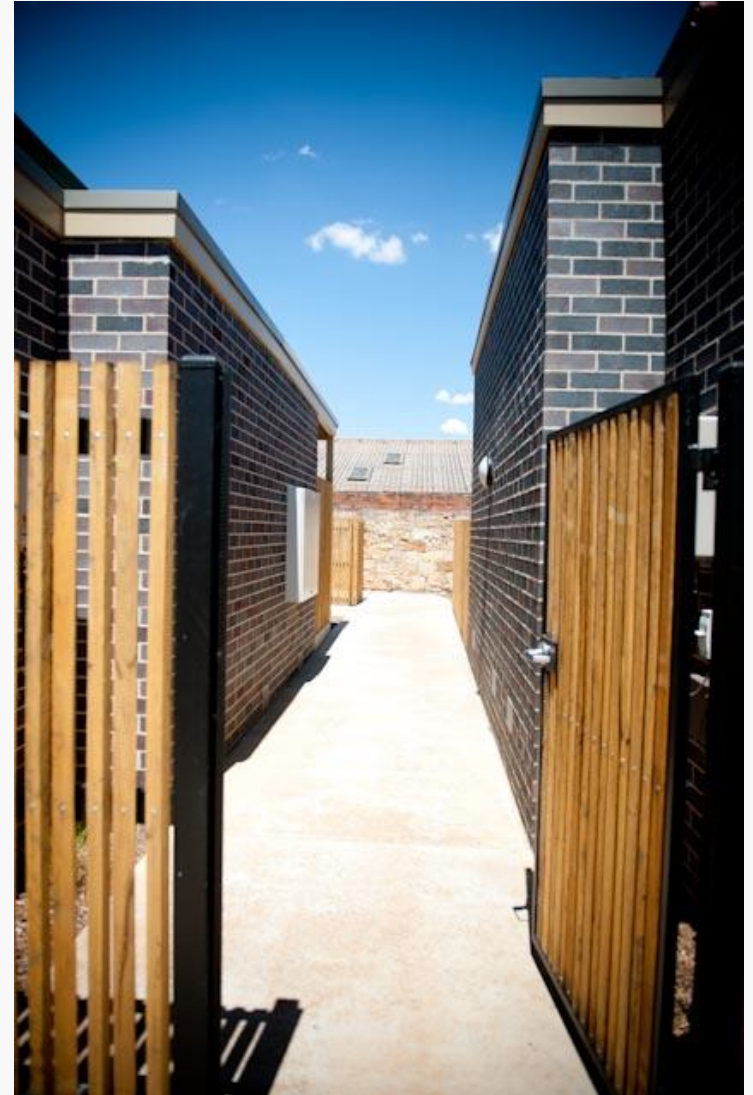


# Maryborough





# Maryborough



# Castlemaine





# Castlemaine





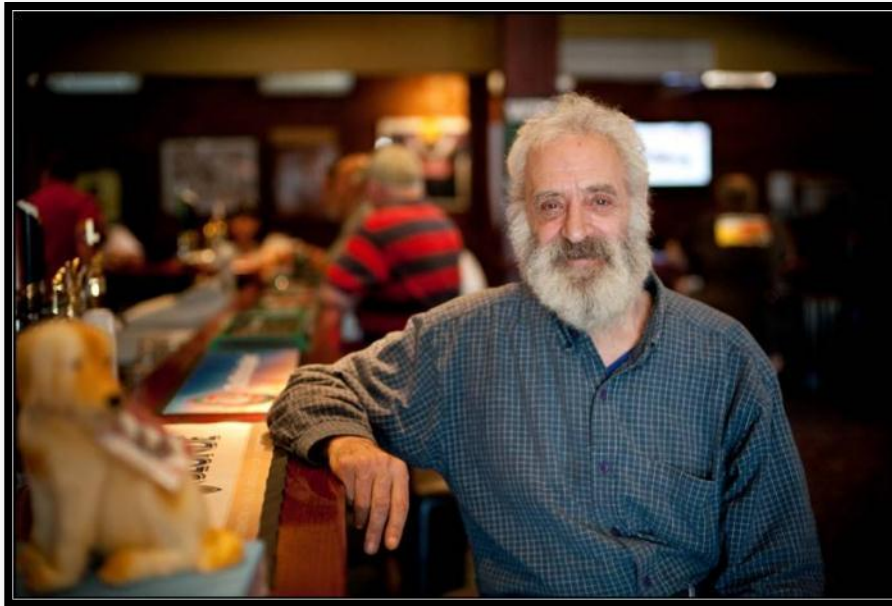
# Benalla



# Benalla







# Achievements

- ▶ Excellent and on-going partnerships with all stakeholders
- ▶ Successful delivery of 160 beautiful new units specially designed for the frail elderly
- ▶ Relocation of existing residents and fulfilment of promise to rehouse in new units
- ▶ Increased support to residents
- ▶ Successful move into Regional Victoria for both Housing and related Support

# 5 Key Principles

- ▶ Align values to outcomes
- ▶ Negotiate sufficient funding
- ▶ Develop and maintain excellent relationships with all stakeholders
- ▶ Ensure clear delineation of responsibilities and risk
- ▶ Deliver

# 3 Key Lessons

- ▶ Communicate intelligently, regularly and honestly with all stakeholders
- ▶ Work out difficulties in a collaborative manner
- ▶ Build trust and deliver on commitments





Liz & Betty



Arthur

# Key Message

Have vision, advocate for social justice and  
love what you do

