



COMMON  
EQUITY HOUSING  
South Australia

# Member Newsletter

October 2017 | **Spring edition**  
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Don't forget to check out the new section of our website featuring password protected information for members, direct tenants & board.

## CEO's Update

It's been a very busy time at Common Equity Housing SA with several milestones achieved.

1. We have completed our NRS compliance assessment and achieved a **'fully compliant'** result. There were two areas that we need to improve at the next assessment:
  - a. Recording repair and maintenance details, review how promptly requests for repairs are attended to and address the causes of unsatisfactory outcomes as necessary – so this demonstrates the importance of completing the **new NRS Maintenance Data Form**.
  - b. That CEHSA continues to monitor its **tenancy turnaround times** for both tenable and untenable properties, in order to ensure compliance with relevant NRSCH performance thresholds specified at Metrics 6.1c and 6.1d – this reinforces why it's so important to fill vacancies quickly.

2. We have signed a Memorandum of Understanding with Paris Flat Housing Co-op to start negotiations for them to become a Member Organisation of CEHSA.
3. We have finalised the consultation process on the new Property and Services Agreement with member organisations and other stakeholders so we'll be in touch shortly to outline the next steps.

Finally, I had the opportunity to visit Common Equity in Melbourne and Sydney and the key things I learnt that could benefit CEHSA are:

- The process to review our asset management system. We are currently planning to complete new property inspections by an independent and licenced builder to reset our summary maintenance plan for the next 10 years. All members and tenants will be kept in the loop when we start this process.
- New business opportunities with the NDIS and understanding the Federal Government's Bond Aggregator Model, which is aimed to assist CHP's with cheaper finance.
- Co-op Strategy & Development – a model to enable co-ops to plan for their future and I hope to present some of these ideas at our next Member Forum.

#### **Priorities over the next few months:**

- Finalise the PSA approval process.
- Strategic planning session with the CEHSA Board on Sunday 29 October 2017 – to review our current position and plans for the future.

- AGM on **Thursday 16 November** with a very special guest speaker – details to follow.
- Business Development Sub-Committee of the Board to review a number of business development opportunities for the coming financial year.

## **New CEHSA Board Member - Chris Branford**



Chris is a Planner and Urban Designer with over 30 years' experience in urban development delivery. He spent over 24 years with Delfin Lend Lease, working on some of Australia's most renowned urban development projects, including a range of Project Management and leadership roles. He has a BA in Planning from the University of South Australia, and an MA in Urban Studies from the University of Akron, Ohio.

In February 2012, he established Branford Planning + Design which provides a broad range of specialist skills including urban design, master planning, project management and feasibility analysis. He was appointed

as a member of the Development Assessment Commission in April 2015.

## Interview with Chris Branford

- My favourite activity/activities include playing golf and I love to do this because despite being a constant source of frustration, it helps clear my mind!
- My favourite colour is blue because it reminds me of my local football team Sturt. Go the Double Blues!
- My favourite meal involves sharing it with family or friends (and often a glass of wine) and my favourite snack food is chocolate.
- The best time of the day to me is around dusk because it's usually such a beautiful time regardless of where you are.
- I hope to hear U2 again live, because they are one of my favourite rock acts.
- The first concert event I ever went to was Jesus Christ Superstar at Memorial Drive!
- I would love to travel to Antarctica or the Arctic Circle because of their remoteness and sheer beauty.
- The best teacher I ever had was my year 11/12 geography teacher, Graham Hellams because he helped foster my interest in urban planning.

## Royal Adelaide Show tickets



Congratulations to all the winners of our Show tickets! We received 25 adult and 10 child tickets from The Royal Agricultural & Horticultural Society of SA. We

randomly chose tenant names so we hope all who attended the Show had a great time.

## Neighbourhood Watch Week - 2-8 October 2017

### Organisation: Neighbourhood Watch Australasia

Neighbourhood Watch (NHW) is a community led safety and awareness program working in partnership with police. It aims to prevent crime, stop social isolation and increase the safety, security and quality of life for everyone in the community. NHW Week aims to raise public awareness and the benefits of belonging to a local Neighbourhood Watch group. The objective is to increase membership and encourage participation in Neighbourhood Watch programs throughout Australia. Website: [www.nhwa.com.au](http://www.nhwa.com.au)

## Renting with Pets – benefits for landlords and tenants

*As published by Consumer and Business Services*



*We acknowledge that our Member Organisations may have their own policy or by-law in relation to pets. Approximately 60% of South Australian households own a pet such as a dog, cat, fish, bird or rabbit. Many pet owners care for their pets as a special part of their family. But sadly, around 30% of dogs and cats that are surrendered to animal shelters are by owners who aren't able to find accommodation that allows pets.*

Responsible pet owners can make very good tenants; the kind that sign long term leases and take good care of their homes.

## Information to help promote good rental arrangements:

- [A guide for landlords and managing agents](#) – tenants with pets
- [A guide for tenants](#) – renting with pets
- [Pet application/resume](#) – example
- [Pet Agreement](#) – example of terms and conditions

## Colin Wright, CEHSA's Finance Officer, shares a few fun facts:

- My favourite activity is listening to live music and I love to do this because it is relaxing.
- My favourite color is brown because it reminds me of the Outback.
- My favourite meal involves seafood and my favourite snack food is chocolate.
- My favourite movie of all time is '2001: A Space Odyssey'.
- The first concert event I ever went to was Cold Chisel.
- I would love to travel to France because it is different.

## Hats, Hats, Hats!

Hat collecting is a hobby of one of our member - Ray Jackson, Copper Triangle Chairperson & CEHSA Board Member.

Why do you need them simply to protect yourself from the sun? Why not make a fashion statement!



Ray has been collecting peak hats over many years. They come from a variety of companies, including Coke, Mitre Ten, Thrifty Link, and Bianco. He also has five Akubra and four English driving hats. Ray's pride and joy are two hats which are so special they are kept in a wrapper to protect them. One is from the ship HMAS TORRENS which was sunk offshore to become a new reef. The other is from the submarine HMAS RANKIN. It is now very difficult to get any souvenirs from these vessels. Ray is always on the lookout for other hats to add to his collection.

### Mad as a hatter - *did you know?*



Mercury was used in manufacturing of felt hats during the 19<sup>th</sup> century. Mercury poisoning causes neurological damage, including slurred speech, memory loss and tremors which led to the phrase 'mad as a hatter'. As published in [Wikipedia.org/wiki/Hatter](https://en.wikipedia.org/wiki/Hatter) *Alice's Adventures in Wonderland*.

## Vacuum cleaner giveaway!



We have a pre-loved Kambrook Cyclonic bagless vacuum cleaner to giveaway to one of our tenants. The lucky recipient will be the first person to call through and answer this question, “Who is the new Board member at CEHSA?” If you know the answer and are interested please call Melissa on 8354 2790 quickly! You must be able to collect the vacuum from the CEHSA office in Thebarton.

## Why waste it? Which bin does it go in?



An A-Z guide will assist you in knowing what items go in ‘Which Bin’ and how to divert resources from landfill, transforming them into reusable and recyclable materials. This directory lists common household items in alphabetical order and indicates ‘Which Bin’ they go in by colour of the corresponding bin lid. Go to <http://www.whichbin.com.au/>

## New Office Bearers since your AGM?

If your member organisation (MO) changed Office Bearers at your recent AGM you need to officially notify CEHSA as soon as possible. So can you please complete this [form](#) and email it to [melissa@cehsa.com.au](mailto:melissa@cehsa.com.au) now!

## Housing and independence Help at home with disability [www.sa.gov.au](http://www.sa.gov.au)

People with disability may benefit from additional services and support that will help them to live at home and be as independent as possible.

If you have a disability, these services can help you have an improved quality of life as well as providing respite and support for your caregivers.

### Types of help available

Types of assistance that may be available include:

- cleaning the house and washing clothes
- personal care – help with showering and dressing
- delivered meals
- maintaining and repairing the home or garden
- getting around the house – ramps, rails and equipment
- shopping; transport; day care and respite.

## How to get help

There are many organisations offering assistance and support to help you stay independent even if you are not eligible for funded support. You may have to pay for some or all of these services.

The Disability Information Service will give you advice on how to get help: Phone 1300 786 117 or email

[disabilityinfo@sa.gov.au](mailto:disabilityinfo@sa.gov.au)

**SA Community** is an information directory listing the help available from government, non-government and community services in South Australia.

**My Aged Care** provides information about help at home for older people and information for carers.

## Smoke Alarms and fire risk



A well-maintained smoke alarm should give the occupants sufficient time to escape when used in conjunction with a Home Fire Escape Plan.

Sandra, CEHSA's Community Housing Officer, has recently attended a Home Fire Safety Workshop which reinforced the need to ensure all **smoke alarms are tested and cleaned with a vacuum cleaner on a regular basis**. It is recommended that you test your smoke alarm every month and notify either CEHSA or

your Maintenance Officer if your smoke alarm is not working. Maintenance/Tenancy Officers should test smoke alarms when conducting their routine inspections and action replacement back up batteries or smoke alarms if required as a matter of urgency.

It is also recommended that each tenant has a fire escape plan. Bearing in mind that some households are considered high risk groups by the Metropolitan Fire Service including, older people, people with a disability including mental health and other issues.

For those tenants who live in a high-risk area for bushfires or if you are traveling into a high-risk area be sure to check the risk for the area at the time of travel.

For more information contact the MFS Community Safety & Resilience Department.

Email – [samfscommunitysaftey@sa.gov.au](mailto:samfscommunitysaftey@sa.gov.au)

Phone 08 8204 3611, Country Callers 1300 737 637

For weather conditions for risk of bushfire CFS Bushfire Hotline 1300 362 361

Alert SA at [www.alert.sa.gov.au](http://www.alert.sa.gov.au)

## Save the Date – CEHSA AGM

CEHSA's Annual General Meeting will be held on Thursday 16<sup>th</sup> November at 6.30pm at Thebarton



Community Centre, Corner South Road & Ashwin Parade, Torrensville.

We have secured a thought-provoking guest

speaker so **save the date now** because we'd love all our members and tenants to support this event.