

Concise Annual Report 2009-2010



WENTWORTH
COMMUNITY HOUSING



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Acknowledgements

Wentworth would like to thank the Department of Human Services NSW – Housing NSW (particularly the Community Housing Division and the Greater Western Sydney Housing Services Division), the Department of Human Services NSW – Community Services and the Department of Human Services NSW – Ageing, Disability and Home Care for their continued contribution to Wentworth's activities.

Wentworth Community Housing Limited

Wentworth Community Housing Limited (Wentworth) provides affordable, rental housing and other housing assistance to eligible people who are on very low, low or moderate incomes who are most in need.

Wentworth provides a range of services including:

- Community Housing – for people eligible for social housing
- Affordable Housing – for eligible people on moderate incomes
- assistance with renting privately
- Information and Referral – working with a range of non-government and government services in the local area to help people access the services and supports they need.

Wentworth manages over 1,480 properties by 30 June 2010 and properties under management are expected to exceed 2,000 by December 2010. The main clusters of housing managed by Wentworth are in the outer Western Sydney Region, specifically Penrith, Hawkesbury, Blue Mountains and Blacktown local government areas.

Wentworth is a public company limited by guarantee. It is run by an elected Board of Directors who are skilled members of the local community. Day to day activities are managed by an Executive Officer and a range of professional and dedicated housing and support staff. Housing and asset services are managed from the head office in Penrith and two branch offices in Katoomba and South Windsor which have opened since March 2010. Finance and Corporate Services are managed centrally from the Penrith office.

Wentworth undertook registration with the NSW Registrar of Community Housing in October 2009 and is a grade 2 registered community housing provider. This grade is the highest grade Wentworth can attain based on current operating capacity and indicates that the company is able to demonstrate high quality performance in service delivery, governance and financial management.

Wentworth recently undertook an accreditation audit under the National Community Housing Standards in September 2010 which assesses the company's documented policies, processes and monitoring systems against the National Community Housing Standards. The results of this Accreditation are pending at this point.

Wentworth is a not for profit company and deductible gift recipient for income tax purposes. As a public benevolent institution and registered charity, Wentworth is exempt from a range of taxes including income tax, payroll tax and fringe benefits tax (to a capped maximum) and a number of state duties such as stamp duty. These exemptions enable Wentworth to be more competitive in attracting staff to the Company and will provide significant advantages when Wentworth commences a program of property acquisition and development in the next twelve months.

Wentworth is a member of BlueCHP Limited which was established in 2008 as a consortium with four other housing associations for the purpose of the development of housing projects and opportunities. In addition, Wentworth works in partnership with a number of community based and government organisations to deliver a range of housing and accommodation support projects in outer western Sydney.

Chairperson's report



Welcome to our annual report for 2009/10. This report signifies an enormous year in the history of Wentworth and for community housing in NSW. It has been a year of substantial achievement across the organisation and the sector, with unprecedented growth, capacity building and development.

Wentworth has again risen to the challenge of implementing our mission of providing affordable community housing and related services and products to support the wellbeing of people and communities. Our work is dedicated to improving the lives of people in housing need, especially those who are vulnerable. Our responsibilities are wide-ranging. Again this year we provided services to many hundreds of people seeking our assistance. Much of this work we do in partnership with other government agencies and the community sector. These partnerships continue to strengthen and are reflected in the often outstanding outcomes achieved. I would like to formally acknowledge Wentworth's great partnership and working relationship with the Department of Human Services NSW – Housing NSW, especially the Community Housing Division and Great Western Sydney Housing Services Division.

The past 12 months has been an enormous period of growth and development for Wentworth. Property numbers have increased substantially by 64% to be at 1,487 at June 2010. Correspondingly many new staff have been recruited into a new organisational structure to ensure we are placed to manage this growth now and into the future. Despite this, or in spite of it, the organisation has been able to demonstrate continuous service quality and operating excellence. The organisation has responded to its opportunities and challenges and has emerged as a much stronger, wiser and far more capable community housing organisation.

Wentworth is an organisation that is contemporary, confident, professional and energetic. Wentworth delivers on the ground results whilst also ensuring operating integrity and organisational viability. Wentworth is a team player, working closely with partners to respond to local and emerging need. Wentworth is a leader in developing community housing initiatives, recognised as major innovations in the area of social inclusion. Wentworth is committed to resourcing regional and local capacity to build stronger and more inclusive communities.

The Board has specifically focused its attention this year on the need to continue to strengthen our governance capabilities to ensure our stewardship of the organisation meets the expectations of our stakeholders and regulators. We have a group of very talented directors and a part of their work is to identify and manage risks to the organisation. I am confident that we have strong and robust systems and processes in place to manage these risks and ensure ongoing organisational viability and sustainability.

I would like to formally welcome Pat Smith who joined the Board in the latter part of 2009. Pat brings to the organisation a wealth of experience in human services, in particular social housing delivery in the region. We are very pleased to have Pat on board.

I would also like to thank all my fellow Board members for their contribution and support during the year and their ongoing wisdom and skill in shaping the directions of the organisation

Finally, I extend my appreciation to Wentworth's management and staff. It is pleasing to see such an enthusiastic team, committed to providing a quality service – especially in such a year of change. Rapid growth is organisationally challenging and I commend Nick Sabel, as Wentworth's EO, on his management of the company in these unprecedented times. As always he sits at the heart of the organisation, leading with a depth of commitment, passion and professionalism that is inspirational.

We anticipate that we will remain enormously busy given the great challenges that still lie ahead. We expect to take full advantage of the unprecedented investment in affordable and social housing to the benefit of people and communities that we work with. I am confident that Wentworth is well equipped with talented and committed directors and staff who have the capacity to respond effectively to the opportunities ahead and any challenges as they are identified.

A handwritten signature in black ink, appearing to read 'Graham Smith'. The signature is stylized with large, sweeping loops.

Graham Smith
Chairperson



Executive Officer's report

If last year (2008/09) was a period of reflection and consolidation, then 2009/10 was one of change and opportunity.

In the last twelve months, Wentworth has grown significantly in both portfolio size and organisational capacity and we have now all but completed our restructure. We became registered for the first time under the new Registrar of Community Housing and established a new office in Windsor, with another underway in Katoomba.

In 2009/10, Wentworth also introduced reform to the way people access social housing (Housing Pathways). We also facilitated a new way of supporting people who are homeless (Project 40). We went into competition with our peers (Nation Building and Ownership tenders) and came out of the exercise with our heads held high.

In the past 12 months, we welcomed many new tenants, staff and partners and kept in active contact with those we have known for a while. We made a commitment to all of them that we would continue to deliver high quality services, regardless of our size and the rapidly changing environment in which we work and live. Tenant and partner satisfaction results are proof that we did not disappoint.

I would like to specifically acknowledge our community partners with whom we deliver our services. Our relationships with the non-government and government sectors continue to strengthen enabling us to better respond to our client's varied and often complex needs.

The achievements section of this annual report identifies in more detail our successes. It cannot however fully articulate the enormous effort that goes into delivering these achievements. This work took place within the context of a new strategic vision and focus and although we didn't necessarily achieve everything we set out to for the 2009/10 period we made the most of every opportunity.

I again want to thank the Board for their wisdom, support and good judgment. In a period of significant growth and change they provided strong vision, effective governance and continued to guide Wentworth towards organisational excellence.

I am also enormously proud of the strong staffing team that we have. This team has already performed exceptionally well and delivered great results. It will lead us well into the next phase of our growth and development. I am confident in our capacity and our strong future.

We went into the 2009/10 year with a great deal of optimism but some uncertainty as to how the growth and change would unfold. We came out the year with our capacity strengthened our confidence high, and the knowledge that we are well placed to handle any challenge the future may bring.

Nick Sabel
Executive Officer

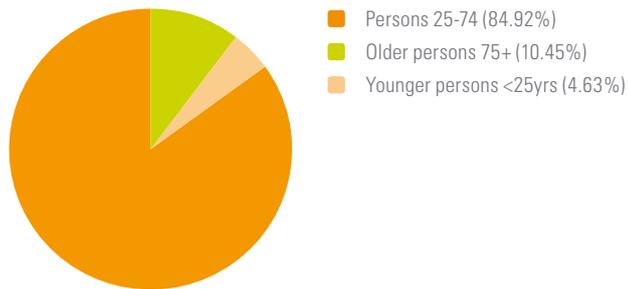


Property and tenancy profile

Tenancy profile

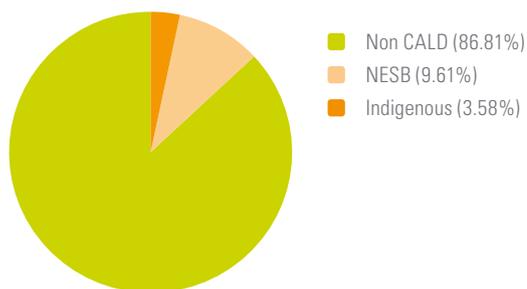
Age range

The age profile of Wentworth’s tenants is reflective of the population in our catchment area. There is an increasing number of older tenants.



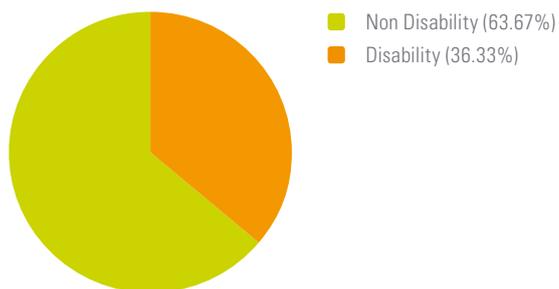
Culturally and linguistically diverse

The cultural profile of Wentworth’s tenants is also reflective of our catchment area. Wentworth will continue to focus on increasing the participation of Indigenous people in its services.



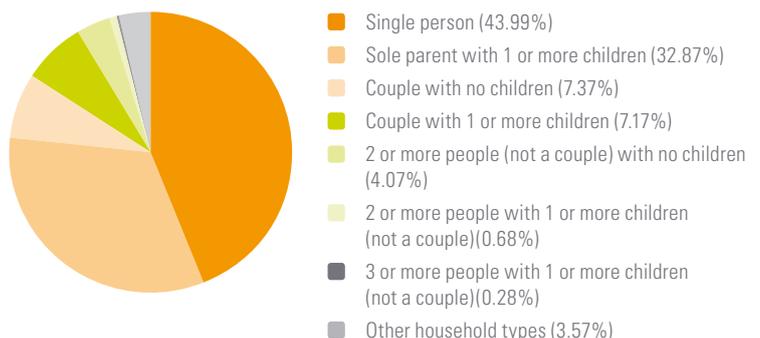
Disability

Over one third of Wentworth tenants have a disability reflecting Wentworth’s growing capacity to negotiate and deliver supported housing partnerships for people requiring additional assistance.



Household type

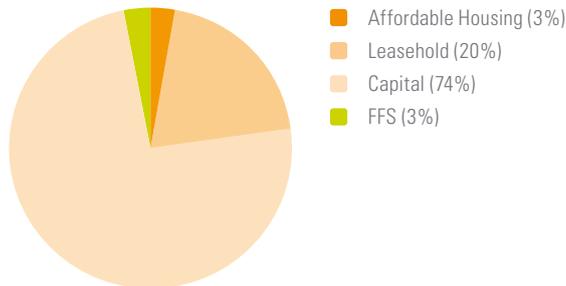
Wentworth’s tenants are mostly single people and single parents with one or more children. A majority of these households receive Centrelink benefits.



Property profile

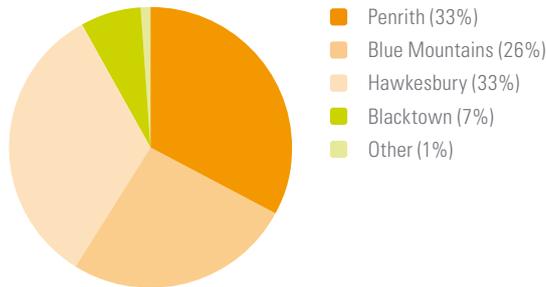
Properties by program type

As at end June 2010, Wentworth had full management responsibility for 1487 properties, comprising capital, leasehold, affordable housing and fee for service.



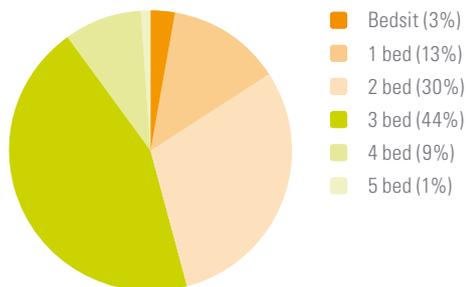
Properties by LGA

As at end June 2010, Wentworth's property portfolio was predominantly located in the Penrith, Hawkesbury and Blue Mountains LGA's.



Properties by bedroom category

At end June 2010, Wentworth's property portfolio comprised largely two and three bedroom housing stock with a growing number of one bedroom dwellings in response to increasing demand for smaller units.



Wentworth is committed to delivering high quality, professional housing services to our tenants and applicants and supporting the communities in which they live.



Achievements

Organisational and human resource management

Wentworth achieved class 2 registration status with the NSW Registrar of Community Housing. This means that Wentworth is able to demonstrate high quality performance in service delivery, governance and financial management.

The year saw Wentworth establish a new branch office in the Hawkesbury area (Windsor), with doors opened in May 2010. A new office in Katoomba will also open in October 2010. These offices will enhance service access and will position Wentworth within the communities with which they work to ensure local, responsive and accessible service delivery.

An internal compliance role was also established which will strengthen Wentworth's review and adherence to the organisations policies and procedures.

The year saw significant investment in organisational direction setting, with environmental, strategic and growth planning, including the development of a new staff structure that will ensure that the organisation remains well placed to deliver growth and to respond to the challenges and opportunities this presents.

Asset management

Wentworth undertook substantial developmental work for the establishment of an emergency out of hours call centre which is set to be fully functioning from October 2010.

Wentworth also significantly expanded its capacity to effectively deliver responsive and planned maintenance with the increased engagement of 25 new contractors through the introduction of a transparent Expression of Interest and tender system.

With all PTP properties transferred to Wentworth requiring maintenance Wentworth established a significant program of works that will ensure the properties are fully assessed and upgraded to standard within the contracted period.

Housing provision

Wentworth's housing portfolio grew significantly from 909 to 1,487, largely through the property transfer program. As a result of this, Wentworth is the largest provider of social housing in the Hawkesbury and Blue Mountains local government areas.

Wentworth, through its new structure, established three geographically based client service teams to ensure that it could provide a greater level of local responsiveness. Specialist client service positions have also been established in each of these teams to improve our service and commitment to our tenants.

As a member of the BlueCHP consortium, Wentworth manages a small and growing affordable housing portfolio of 48 properties. This enables Wentworth to deliver a greater range of services and products to meet a wider variety of housing need.

Wentworth successfully managed the implementation of a significant sector reform process 'Housing Pathways' and is now seen as an expert agency in this process.

Services to tenants and tenant participation

In recognition that some people need extra assistance to access housing and sustain a tenancy, Wentworth has worked successfully with agencies in the geographic areas in which we operate and as at June 2010 we had 33 partners to meet a range of client needs.

Wentworth conducts annual tenant surveys as a great opportunity for tenants to have a say in how the organisation is run and provide guidance on areas for improvement. The 2009/10 tenant satisfaction survey that was conducted in August 2010 revealed that 82.7% of tenants who responded rated their overall experience with Wentworth as good to excellent. Wentworth will continue to actively use the information it receives from its tenants to improve and expand on its services and products.

Wentworth also refined and updated its new website, tenant handbook and other resource material for stakeholders. Tenant newsletters also provided tenants with additional up-to-date information on matters of interest.

Work in the community

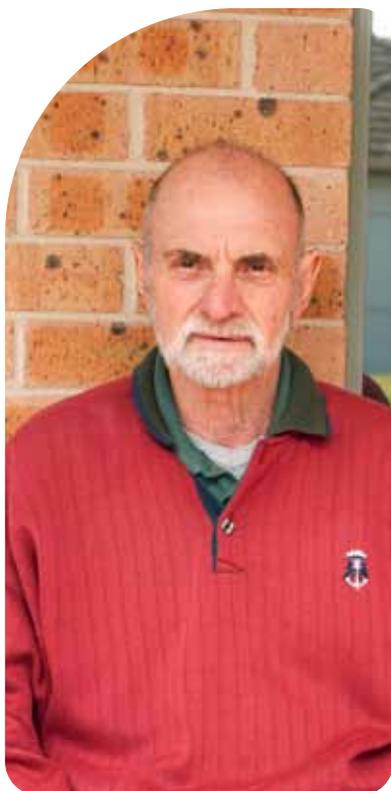
Wentworth in partnership with a Consortium of over 40 community organisations, has received funding to deliver the Project 40 Supportive Housing service, as part of the Commonwealth/State's program to fund initiatives that contribute to solving homelessness.

Additional funding has been received to set up a Service System Reform project which will run alongside the Supportive Housing service and will undertake realignment of the regional homelessness service system using a collaborative approach.

In addition to a range of direct partnerships with individual agencies to improve the wellbeing of shared clients, Wentworth is also an active member of a range of interagencies and forums connected through geography or common interest, such as homelessness and housing, young people and community services.

Wentworth, as part of the Nepean Campaign Against Homelessness, was active in holding a number of community forums centered on pathways into homelessness, regional planning to end homelessness and the establishment of the Regional Homelessness Taskforce (Nepean/ Blacktown).

As part of the initiatives within the region endorsed by the Regional Taskforce on Homelessness, Wentworth was an active participant in the regional Street Count of rough sleepers that occurred in May. Wentworth has also supported the establishment of homelessness outreach hubs in partnership with local agencies in each of the regions four LGA's – commencing with the Hawkesbury.



Wentworth is committed to meeting National Community Housing Standards set for all community housing organisations.



Partnerships

At 30 June 2010

34 properties for Homeless Young People

- Blue Gum Women's Housing
- Blue Mountains Youth Accommodation and Support Service
- Eddy's Out West
- Marist Youth Care
- Mission Australia – Lemongrove Lodge
- Nepean Youth Accommodation Services
- Turning Point Youth Services

5 properties for people affected by drug and alcohol

- Nepean Youth Drug & Alcohol Service
- Sydney West Area Health Service
- We Help Ourselves

24 properties for Women and Children escaping domestic violence

- Blue Gum Women's Housing
- Nurreen
- Pam's Place
- Penrith Women's Refuge
- Wimlah Women's Refuge

13 properties for Homeless Families

- Barnados
- Nurreen
- Project 40
- San Miguel

6 properties for Homeless Indigenous people

- Nepean Community and Neighbourhood Services – PATSI
- Penrith Women's Refuge
- Nepean Youth Accommodation Services

28 properties for people with mental illness

- The Richmond Fellowship of NSW – various HASI programs
- The Richmond Fellowship of NSW – Young Peoples Program
- Aftercare Association – HASI low support

21 properties for people with intellectual and physical disabilities

- ADHC and Sylvandale Foundation
- Civic Disability Services
- Interaction Disability Services
- Kirinari Community Services
- The Sylvandale Foundation

5 properties for women with mental illness or psychological distress and their children

- Alice's Cottages
- Charmian Clift Cottages

2 properties for people leaving prison

- Community Restorative Centre Inc.

1 property for Frail Aged People

- Community Options

1 property for People with HIV/Aids

- Bobby Goldsmith Foundation



Board profiles

At September 2010



CHAIRPERSON – GRAHAM SMITH

Graham is a small business owner, with an extensive working experience within the community/welfare sector. His community development knowledge includes working with disadvantaged communities in western Sydney and remote Aboriginal communities of Central Australia.

Graham has experience in service and needs based planning; service development; financial management; program and project management; facilitation and negotiation; and human resource management.

Graham joined the Board in 2001, became Chair in 2005. Graham is also a member of the Finance & Audit and Corporate Governance committees.



VICE CHAIRPERSON – JOSEPH LITWIN

Joseph is Executive Manager, Community Partnerships with Hawkesbury City Council. Joseph is a skilled and well-informed community services practitioner with over 26 years of field experience in the human

services sector (public sector and local government management experience) and experience in community engagement and service commissioning.

Joseph holds post graduate qualifications (MA) in Development and Community Organisation and has expertise in contracting, monitoring and evaluation; working within regulatory frameworks; managing public sector services in accordance with legislative and statutory requirements; organisational governance and accountability.

Joseph re-joined the Board in March 2007, having previously served on the Board of Wentworth between 1998 and 2001 including its Chair in 2001.



TREASURER – SHIRLENE BENNETT

Shirlene is currently Financial Accountant – Dixon Sand (Penrith) Pty Ltd and is a registered Tax Agent & Public Accountant. She has 26 years working in Taxation, Auditing & Management Accounting. Shirlene's accounting experience has included auditing of government

funded community bodies and providing advice to many community organisations on employment, tax and funding issues.

Education and qualifications:

- Bachelor of Commerce – Accounting
- Member Association of Taxation and Management Accountants.

Shirlene joined the Board in September 2003, is Treasurer and also is a member of the Finance & Audit committee.



SECRETARY – DAVID CURRIE

David has lived and worked in the Penrith local district for over 40 years. He is currently the Managing Director/CFO, Planetary Naturals Australia Pty Ltd. He holds a range of business qualifications and affiliations (see below) and has expertise in finance and treasury;

financial planning and reporting; corporate governance; business management; risk management; IT management and audit.

Education and qualifications:

- Bachelor of Business, University of Western Sydney
- Approved Sub-Major in Law, University of Western Sydney
- Associate of the Society of Certified Practising Accountants Diploma – (ASA) Member no 1357780
- Fellow (FCPA) of the Society of Certified Practising Accountants.

David is also a committed advocate for people with disabilities. He is a former member of Penrith City Council's Disability Access Committee and has served as a Director on Paraquard's Board for five years.

David joined the Board in 2004 and is a member of the Finance & Audit committee.



DIRECTOR – SUSAN PALMER

Susan has trained and worked both locally and at a state level on behalf of consumers, to improve the quality of mental health service delivery. She is currently a research assistant and committee member in this field.

Education and qualifications:

- Grad. Cert. Editing and Publishing
- Bachelor of Arts (Social Welfare)
- Diploma of Community Services
- Associate, Institute of Personnel Management, London.

Susan joined the Board in 2003 and is a member of the Corporate Governance committee. Susan has also been a tenant of Wentworth for over 10 years.



DIRECTOR – GAIL SADLER

Gail has been a senior executive of a number of large private sector international companies. She brings extensive knowledge and expertise in the areas of business development and management; Strategy and business development; Change management; Financial management; IT management; audit and compliance; communication and negotiation; human resource management.

Education and qualifications:

- Bachelor of Business (double major in Logistics and Accounting), Royal Melbourne Institute of Technology
- Various management training programs
- Member of the Australian Institute of Company Directors
- Past member of Logistics Management Association and the Australian Quality Council.

Gail joined the Board in 2007 and is a member of the Corporate Governance committee.



DIRECTOR – MICHAEL EADE

Michael has been a licensed builder for over 25 years, running his own company, managing contractors, marketing and financial management.

Michael joined the Board in 2002 and has been a key participant in Wentworth's Asset committee during this time. Michael has also been a tenant of Wentworth for over 10 years.



DIRECTOR – PAT SMITH

Pat has previously worked in Housing NSW, local government and the community sector, working with disadvantaged people and communities. She has also been on a number of community Boards. Pat brings significant skills and expertise in social housing, social planning, community development, human resource management, corporate governance and asset management. Pat is a trained mediator and conflict coach. Pat is also passionate about quality client service provision and is a strong advocate for Aboriginal people.

Education and qualifications:

- Graduate Diploma in Housing Policy and Management, Swinburn University
- University Certificate in Management, Deakin University
- Bachelor of Arts (Social Welfare), Charles Sturt University.

Pat joined the Board in 2009 and is a member of the Asset Committee.

Note: The Board also purchases in expert Legal advice, and is developing additional opportunities to strengthen asset management expertise.

Staff profile

Executive Officer



Management Team



Asset Team



Blue Mountains Client Service Team



Finance and Corporate Services Team



Hawkesbury Client Service Team



Penrith/Blacktown Client Service Team



Community Services Team



Property Transfer Program Team



Customer Service Team



Organisational Structure (September 2010)



Statement of corporate governance

Wentworth Community Housing Limited is committed to maintaining high standards of corporate governance to ensure that the organisation achieves its stated objectives in ways that are transparent, accountable and effective.

The Board of Directors of Wentworth is responsible for:

- setting and monitoring the strategic direction of Wentworth
- approving and monitoring financial reporting including budgeting
- establishing policies and guidelines to ensure accurate, timely financial and operational reporting
- establishing policies on risk oversight and management
- establishing guidelines for levels of delegation of authority
- actively promoting ethical and responsible decision-making
- appointing, nurturing and measuring the performance of the Executive Officer and the senior management team
- ensuring that the Board is and remains appropriately skilled to adequately discharge its responsibilities and duties, so as to meet the changing needs of Wentworth
- ensuring that Wentworth complies in all respects with the provisions of corporations law and all other relevant legislation
- providing guidance on and overseeing the performance of other key aspects of Wentworth's operation.

COMPANY CONDUCT AND STAKEHOLDERS

The Board of Directors has established a policy and a code of conduct to guide compliance with legal and other obligations to legitimate stakeholders.

ETHICAL STANDARDS

The Board of Directors promotes practices that are transparent and uphold the principles of good citizenship. All Directors and staff sign a code of ethical conduct and register of interests. Directors and staff are required to disclose any potential conflict of interest at any meeting of the Board. When potential or actual conflicts arise, Directors remove themselves from particular discussions, decisions or votes.

In the case of staff any actual or perceived conflict of interest must be declared to management.

BOARD REVIEW

The Board of Wentworth regularly evaluates its own performance and composition to ensure it maintains high standards of governance. The review covers areas including the Board's role, strategic directions, oversight of service delivery, legal and regulatory framework, financial and risk management, knowledge of the community housing sector and relationship with the Executive Officer.

COMMITTEES

The Board is serviced by the Corporate Governance, Finance & Audit and Asset committees which have clear terms of reference to assist the board in the governance of the company.



Treasurer's report

I am pleased to present Wentworth Community Housing Limited's audited financial statements for the year ended 30 June 2010. The year's financial statement reflects continued strong financial performance with an operating surplus for the year of \$1,258,124.57 and the Company's net worth as at 30 June 2010 of \$4,779,089.96.

The last twelve months has seen a period of significant growth and change with an increase of 64% in properties under management and an increase of 31.4% in gross revenues from \$8.997m to \$11,828m. This increase in properties has been matched by an increase of 23.1% in expenditure from \$8.585m to \$10.571m.

Of this year's annual surplus, 95% (\$1.2m) has been set aside in reserves for future capital maintenance and property acquisition and development. These reserves will be used to ensure Wentworth is in a strong financial position to maintain its property stock in good condition for our tenants and commence an acquisition and development program which will provide more housing opportunities for existing and potential tenants.

The BlueCHP consortium of which Wentworth is a founding member with four other housing associations in the State has had further success in Government tenders which will provide more housing opportunities during the 2010/2011 year. As at 30 June 2010 Wentworth had provided \$940,000.00 in loans to BlueCHP Limited.

In conjunction with the increased properties under management, the Department of Human Services – Housing NSW has provided Wentworth, directly and through BlueCHP Limited, \$5.2m for the upgrading of these properties under the property transfer program (PTP) from 2010 to 2012. These funds will be expended across the PTP properties in the Hawkesbury and Blue Mountains local government areas during this period.

The operating surplus has been attributed to increased rental revenue from the PTP together with tighter budgetary controls over expenditure and more efficient and effective delivery of service and management of the back office functions of Wentworth.

The last twelve months has been an exciting and challenging period which has seen Wentworth emerge as one of the largest community housing providers in the State but it is anticipated that the coming year will be more challenging and innovative as the Company enters the field of property acquisition and development associated with further growth from the PTP.

The challenge for Wentworth remains to be the management of increasing property portfolios and maintaining tight budgetary controls over expenditure while maintaining the professional and personal service to our tenants and the community in general that the organisation is renowned for.

On behalf of the Board, we are pleased to report that the Company has again operated efficiently and effectively to provide an excellent operating result for the year and a secure and viable financial position as at June 2010. The surplus continues to build on the solid financial foundation that the Company has accumulated over the last six years and puts the Company in a strong and viable economic position to meet the many and varied challenges over the next twelve months.

As a Board, we are looking at future growth and continued financial viability by building on the significant financial base that has been developed over the last decade.

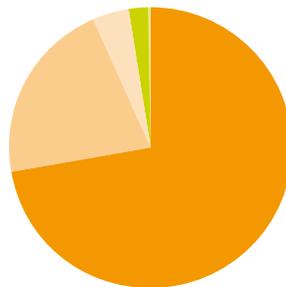
We would also acknowledge our auditors, Ross Fowler and Co. for the audit of the Company's accounts this year.

A handwritten signature in black ink, appearing to read 'Shirlene Bennett', written over a light blue horizontal line.

Shirlene Bennett
Treasurer

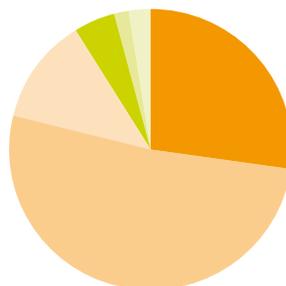
Financial profile

Summary of income received



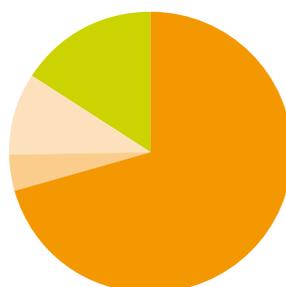
- Rental income (72.39%)
- CHD Funding (21.20%)
- DOCS/DADHC funding (4.10%)
- Interest revenue (2.30%)
- Other (0.01%)

Summary of expenses – Property



- Repairs and maintenance (27.30%)
- Property leases (51.60%)
- Council and water rates (12.30%)
- Insurance (4.90%)
- Bad debts (1.50%)
- Other (2.40%)

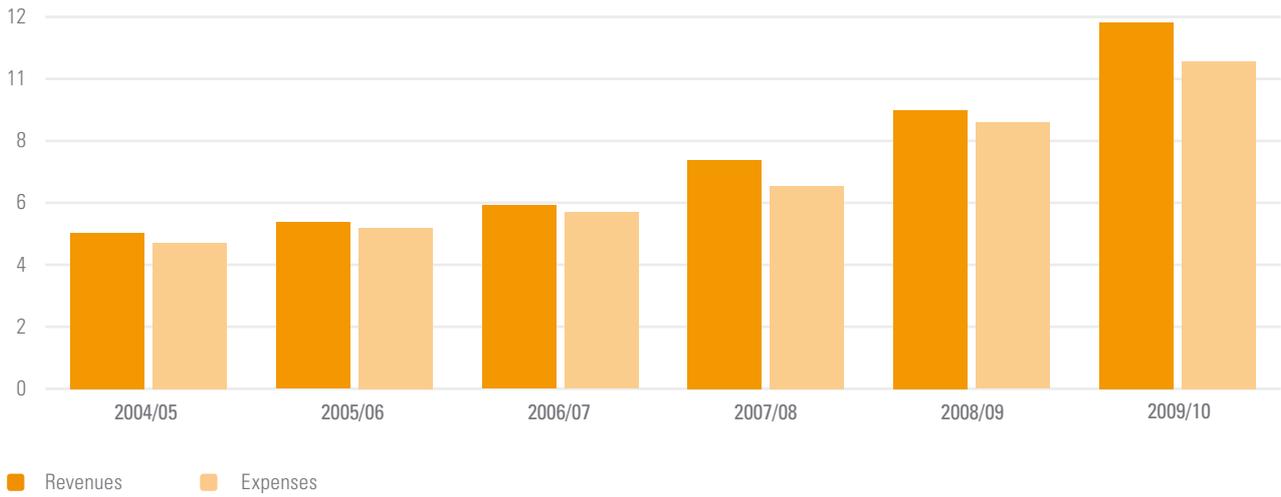
Summary of expenses – Indirect



- Employee expenses (70.64%)
- Office rent (4.09%)
- Consultants (9.55%)
- Other (15.72%)

Gross revenues and expenses

\$ (millions)



Reserves and surplus 2005-2010

	Reserves	Surplus	No of properties
2004/2005	\$1.25M	\$321,617	635
2005/2006	\$1.43M	\$180,333	694
2006/2007	\$1.65M	\$229,528	754
2007/2008	\$1.9M	\$828,385	879
2008/2009	\$2.2M	\$411,978	897
2009/2010	\$3.4M	\$1,258,125	1487



Concise Financial Report

For the year ended 30 June 2010

Wentworth Community Housing Limited
A.B.N. 50 003 076 337

The financial statements and other specific disclosures are an extract of, and have been derived from the full financial report of Wentworth Community Housing Limited for the financial year. Other information included in the concise financial report is consistent with the Company's full financial report.

The concise financial report does not, and cannot be expected to, provide as full an understanding of the financial performance, financial position and investing activities as the full financial report.

A copy of the Company's 2010 Annual Financial Report, including the independent audit reports, is available free of charge at the Company's Penrith office and can be forwarded on request.

Director's Report

Your Directors present this report on the company for the financial year ended 30 June 2010.

DIRECTORS

The names of the Directors in office at any time during or since the end of the year are:

Name of Director	Period as Director	Qualifications, Experience & Special Responsibilities
Graham Smith	Appointed 2001	Chairperson and Member of Finance & Corporate Governance Committees Occupation: Small Business Owner
Joseph Litwin	Appointed 2007	Vice Chairperson and Member of Corporate Governance Committee Occupation: Executive Manager, Community Partnerships, Hawkesbury City Council
Shirlene Bennett	Appointed 2003	Treasurer and Chairperson of Finance Committee Occupation: Accountant
David Currie	Appointed 2004	Secretary and Member of Finance Committee Occupation: Small Business Owner
Michael Eade	Appointed 2002	Member of Asset Committee Occupation: Retired
Derek Jobson	Appointed 2001 Resigned 2009	Member of Asset Committee Occupation: Manager, Wilmot, ITM, DOH
Susan Palmer	Appointed 2003	Member of Corporate Governance Committee Occupation: Mental Health Committee Member & Research Assistant
Gail Sadler	Appointed 2007	Member of Corporate Governance Committee Occupation: Retired
Pat Smith	Appointed 2009	Member of Asset Committee Occupation: Retired

Directors have been in office since the start of the financial year to the date of this report unless otherwise stated.

OPERATING RESULT

The profit of the company for the financial year after providing for income tax amounted to:

YEAR ENDED 30 June 2010	YEAR ENDED 30 June 2009
\$1,258,124.57	\$411,978.43

REVIEW OF OPERATIONS

The Company has continued its consolidation of its financial position with a surplus of \$1,258,124.57 for the year ended 30 June 2010. The surplus for the year has been due to the commencement of the property transfer program from the Department of Human Services – Housing NSW and continued tight budgetary control over expenditure.

The aggregation of surplus results from the last five years has resulted in Wentworth accumulating \$3,000,000 in reserves for future maintenance on the Company's capital housing stock. In addition, Wentworth have established a specific purpose reserve, Acquisition and Development Reserve, of \$400,000 for the future acquisition and development of properties to generate more housing opportunities for current and potential tenants in the local government areas that we service.

This year has been the most exciting yet challenging year for the Board and staff in the Company's history. With the commencement of the property transfer program and the rollout of properties from the BlueCHP Limited consortium property numbers increased by 64% from 909 properties at June 2009 to 1,487 by June 2010. This increase in properties resulted in numerous challenges to ensure Wentworth continued to provide the excellent service to tenants and service partners which has been a key focus and feature of Wentworth during its short corporate history. Most notable of these challenges was a change in staffing structure and staffing numbers to accommodate the increase in property numbers. This involved the establishment of a senior management team and an increase in staffing numbers by 84% from 26 at June 2009 to 48 staff by June 2010. This revised staffing structure and compliment will accommodate Wentworth as we move towards having 2,000 properties by December 2010.

Wentworth will continue to work with BlueCHP in the property transfer program in the Blue Mountains area as well as working collaboratively to source potential new projects and developments.

Wentworth also successfully implemented the new Housing Pathways program which involved all applicants of the Department of Human Services NSW – Housing NSW and leading community housing providers being placed on a single common wait list to access social housing assistance and in

late June 2010 Wentworth was awarded funding for 3 years for 'Project 40' an innovative housing first approach working with a consortium of agencies in the area to address the issue of homelessness.

The future for Wentworth is promising mixed with challenges in the future. The last 12 months has been difficult yet immensely rewarding to see Wentworth assist more families and individuals with housing opportunities. The Board with the senior management team will consistently and continually review systems and processes and procedures to maximize efficiencies and achieve economies of scale to ensure Wentworth continues to provide the excellent services to our tenants and service partners for the best outcomes today and into the future.

BOARD AND COMMITTEE MEETINGS

During the year to 30 June 2010 Directors' general, special and committee meetings were held which were attended as follows:

	No. of meetings held	No. of meetings attended
General		
Graham Smith	16	16
Joseph Litwin	16	13
Shirlene Bennett	16	12
David Currie	16	15
Michael Eade	16	14
Derek Jobson	5	5
Susan Palmer	16	14
Gail Sadler	16	16
Pat Smith	12	12
Governance		
Graham Smith	3	3
Joseph Litwin	3	3
Susan Palmer	3	3
Gail Sadler	3	3
Asset		
Michael Eade	4	4
Pat Smith	4	4
Finance		
Shirlene Bennett	8	8
David Currie	8	8
Graham Smith	8	8

	No. of meetings held	No. of meetings attended
Special		
Graham Smith	3	3
Joseph Litwin	3	1
Shirlene Bennett	3	1
David Currie	3	3
Michael Eade	3	1
Susan Palmer	3	1
Gail Sadler	3	3
Pat Smith	3	1

PRINCIPAL ACTIVITY

The principal activity of the Company during the course of the year was the provision of housing to low income earners. There was no significant change in the nature of this activity during the year.

SIGNIFICANT CHANGES IN THE STATE OF AFFAIRS

No significant changes in the Company's state of affairs occurred during the financial year.

AFTER BALANCE DATE EVENTS

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations, or the state of affairs of the Company in subsequent financial years.

FUTURE DEVELOPMENTS

The Company will continue to participate in the Department of Human Services – Housing NSW property stock transfer program in addition to sourcing acquisition and property development opportunities through the BlueCHP consortium with the other members.

ENVIRONMENTAL ISSUES

The Company's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or of a State or Territory.

DIVIDENDS

The Company's Constitution prohibits the payment of dividends.

DIRECTORS' INTERESTS IN SHARES OF THE COMPANY OR RELATED BODIES CORPORATE.

The Company is limited by guarantee and no Director has shares or interests in the Company or any related body.

DIRECTORS' BENEFITS

No Director has received or has become entitled to receive, during or since the financial year, a benefit because of a contract made by the company or related body corporate with a director, a firm which a director is a member or an entity in which a director has a substantial financial interest.

This statement excludes a benefit included in the aggregate amount of emoluments received or due and receivable by directors shown in the company's accounts, or the fixed salary of a full-time employee of the company or related body corporate.

INDEMNIFYING OFFICER OR AUDITOR

No indemnities have been given or agreed to be given or insurance premiums paid or agreed to be paid, during or since the end of the financial year, to any person who is or has been an officer or auditor of the company.

PROCEEDINGS ON BEHALF OF COMPANY

No person has applied for leave of Court to bring proceedings on behalf of the company or intervene in any proceedings to which the company is a party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings. The company was not a party to any such proceedings during the year.

AUDITORS INDEPENDENCE DECLARATION

A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 has been included.

Signed in accordance with a resolution of the Board of Directors.


Graham Smith
Director


Shirlene Bennett
Director

15 October 2010 | Penrith

ROSS FOWLER & CO

Chartered Accountants and Business Advisors

Ross Fowler B. Comm. FCA

WENTWORTH COMMUNITY HOUSING LIMITED (A Company Limited by Guarantee) ACN\ABN 50 003 076 337

Auditor's Report to the Members

Scope

The Financial Report and Directors' Responsibility

We have audited the concise financial report of Wentworth Community Housing Limited for the financial year ended 30 June 2010 in order to express an opinion on them to the members of the Company.

Our audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance as to whether the concise financial report is free of material misstatement. We have also performed an independent audit of the full financial report of Wentworth Community Housing Limited for the year ended 30th June 2010. Our audit report on the full financial report was signed on 15th October 2010, and was not subject to any qualification.

Our procedures in respect of the audit of the concise financial report include testing that the information in the concise financial report is consistent with the full financial report, and examination, on a test basis, of evidence supporting the amounts, discussion and analysis and other disclosures which were not directly derived from the full financial report. These procedures have been undertaken to form an opinion as to whether, in all material respects, the concise financial report is presented fairly with Accounting Standard AASB 1039: Concise Financial Reports.

The audit opinion expressed in this report has been formed on the above basis.

Audit opinion

In our opinion, the concise financial report of Wentworth Community Housing Limited complies with Accounting standard AASB 1039: Concise Financial Reports.

ROSS FOWLER & CO
CHARTERED ACCOUNTANTS



R.B. Fowler

Registered Company Auditor

Address: 11 Tindale Street Penrith NSW 2750

Dated 15th October 2010

11 Tindale Street Penrith NSW 2750 Australia
PO Box 860, Penrith NSW 2751
Telephone: (02) 4722 3066
Facsimile: (02) 4722 3077

Email: penrith@rossfowler.com.au



Liability limited by a scheme approved under Professional Standards Legislation

ROSS FOWLER & CO

Chartered Accountants and Business Advisors

Ross Fowler B. Comm. FCA

WENTWORTH COMMUNITY HOUSING LIMITED (A Company Limited by Guarantee) ACN\ABN 50 003 076 337

Auditors' Independence Declaration under Section 307C of the Corporations Act 2001 to the Directors of Wentworth Community Housing Limited

We declare that, to the best of our knowledge and belief, during the year ended 30 June 2010 there have been:

- (i) no contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit.

ROSS FOWLER & CO
CHARTERED ACCOUNTANTS



R.B. Fowler

Address: 11 Tindale Street Penrith NSW 2750

Dated: 15th October 2010

11 Tindale Street Penrith NSW 2750 Australia
PO Box 860, Penrith NSW 2751
Telephone: (02) 4722 3066
Facsimile: (02) 4722 3077

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Directors' Declaration

In the opinion of the Directors of the Company, the accompanying concise financial report of the Company for the year ended 30 June 2010:

1. has been derived from and is consistent with the full financial report for the financial year, and
2. complies with Accounting Standard AASB 1039 Concise Financial Reports.

This declaration is made in accordance with a resolution of the Board of Directors.



Graham Smith
Director



Shirlene Bennett
Director

15 October 2010 | Penrith



Discussion and Analysis

Statement of Financial Performance

Operating surplus was \$1.258m as compared to \$412k in 2009. Net surplus from property income increased from \$1.293m in 2009 to \$3.098m with an increase of \$2.862m in tenant rental income from the commencement of the property transfer program (PTP) in the Hawkesbury and Blue Mountains local government areas. This program of property transfers has seen total properties under management increase from 909 properties to 1,487 properties by June 2010.

Wentworth received \$5.2m and \$265k for maintenance upgrades on PTP properties and stimulus funding respectively during the year and the PTP upgrade funds will be expended from 2009/2010 to 2011/2012.

Indirect expenses increased from \$2.0m to \$3.134m with increased consultancy fees with use of consultants for specific short term roles and tenders and secondment of staff from the Department of Human Services NSW – Housing NSW. With the increase in properties under management, organizational structure was reviewed with the development of a senior management team. This, together with increased service and support staff, has seen staffing numbers increase from 26 staff to 48 by June 2010. As a result, total staffing costs increased from \$1.301m to \$2.085m.

Of the surplus for the year, \$1.2m has been transferred to Company reserves for future maintenance and potential acquisition and development opportunities.

Statement of Financial Position

Total assets increased from \$4.083m to \$12.4m as at June 2010. This increase is attributable to unexpended PTP funding of \$5.0m as noted above and receipt of \$1.517m in funding for the acquisition and development of the group home on behalf of the Department of Ageing, Disability and Home Care to be completed during the 2010/2011 year.

Non current assets increased from \$1.287m 2009 to \$1.480m in 2010 with the annual loan payment to BlueCHP Limited of \$75k for a total unsecured non interest bearing loan of \$940k and an increase in property, plant and equipment of \$150k with the fit out of the Windsor office which opened in April 2010.

Subsidies in advance increased from \$50k to \$6.7m with the receipt of PTP and DADHC funding as noted above.

Provisions for staff entitlements increased from \$206k to \$339k with the increase in staffing structure and the recognition of potential liability for long service leave for all staff from commencement.

Company reserves increase from \$2.88m in 2009 to \$4.088m with the transfer of \$800K of the surplus to the General reserve for future planned maintenance of Wentworth's capital property portfolio and \$400K to a separate reserve for potential acquisition and development.

Statement of Cash Flows

The statement of cash flow largely echoes the balance sheet movements. Revenue streams increased from 2009 with corresponding increases in expenditure.

During the year, existing funds and current year surpluses were used to finance the Company's opening of a second office at Windsor and the loan contribution to BlueCHP Limited as per the member's agreement.

Statement of Comprehensive Income

For the year ended 30 June 2010

	2010 \$	2009 \$
REVENUE FROM ORDINARY ACTIVITIES		
Government grants and subsidies	2,985,756.49	2,694,744.68
Tenant rents and utilities	8,567,581.20	5,958,962.48
Other revenues	275,541.48	343,748.68
Employee benefits expense	(2,089,724.50)	(1,305,877.97)
Property and lease expenses	(7,436,050.82)	(6,579,148.77)
Depreciation expenses	(72,635.00)	(49,742.00)
Other expenses from ordinary activities	(972,344.28)	(650,708.67)
Profit before income tax	1,258,124.57	411,978.43
Income tax expense	-	-
Profit for the year	1,258,124.57	411,978.43
Other comprehensive income		
Other comprehensive income for the year, net of tax	-	-
Total comprehensive income for the year	1,258,124.57	411,978.43

These statements should be read in conjunction with the attached auditors report.

Statement of Financial Position

As at 30 June 2010

	2010 \$	2009 \$
CURRENT ASSETS		
Cash assets	10,372,071.00	2,243,593.39
Receivables	506,682.98	476,268.47
Other	613,773.40	498,144.77
Total Current Assets	11,492,527.38	3,218,006.63
NON-CURRENT ASSETS		
Property, plant and equipment	540,897.74	422,368.14
Other	940,000.00	865,000.00
Total Non-Current Assets	1,480,897.74	1,287,368.14
Total Assets	12,973,425.12	4,505,374.77
CURRENT LIABILITIES		
Payables	7,516,329.22	597,087.75
Current tax liabilities	338,128.09	180,713.57
Provisions	234,190.63	159,586.40
Total Current Liabilities	8,088,647.94	937,387.72
NON-CURRENT LIABILITIES		
Provisions	105,687.22	47,021.66
Total Non-Current Liabilities	105,687.22	47,021.66
Total Liabilities	8,194,335.16	984,409.38
Net Assets	4,779,089.96	3,520,965.39
EQUITY		
Reserves	4,088,000.00	2,888,000.00
Retained profits	691,089.96	632,965.39
Total Equity	4,779,089.96	3,520,965.39

These statements should be read in conjunction with the attached auditors report.

Statement of Cash Flow

For the year ended 30 June 2010

	2010 \$	2009 \$
Cash Flow from Operating Activities		
Government grants received	9,668,268.45	2,802,513.69
Tenant rents received	8,686,269.02	5,928,304.86
Interest received	268,135.45	129,705.51
Sundry income	7,406.03	210,832.35
Payments to employees and creditors	(10,234,974.74)	(8,706,552.42)
Net cash provided by/(used in) Operating activities	8,395,104.21	364,803.99
Cash Flow from Investing Activities		
Payment for property, plant and equipment	(191,626.60)	(202,983.07)
Payment for BlueCHP loan	(75,000.00)	(865,000.00)
Net cash provided by (used in) investing activities	(266,626.60)	(1,067,983.07)
Cash Flow from Financing Activities		
Net increase (decrease) in cash held	8,128,477.61	(703,179.08)
Cash at the beginning of the year	2,243,593.39	2,946,772.47
Cash at the end of the year	10,372,071.00	2,243,593.39

These statements should be read in conjunction with the attached auditors report.

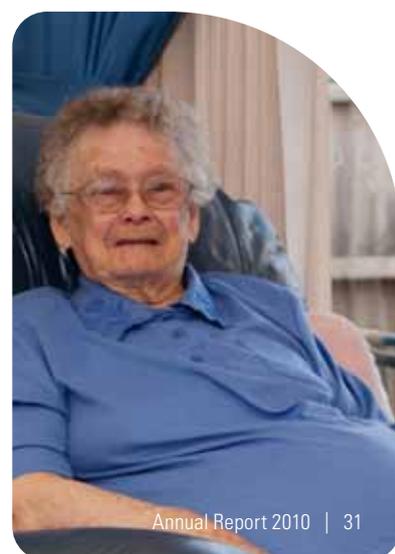


Statement of Changes in Equity

For the year ended 30 June 2010

	Retained Earnings	Capital Maintenance Reserve	BlueCHP Reserve	Acq Development Reserve	Total
Balance as at 1 July 2008	595,986.96	1,900,000.00	500,000.00		2,995,986.96
Retrospective Adjustment upon Change in accounting Policy	-	-	-	-	-
Profit attributable to Members	411,978.43	-	-	-	411,978.43
Transfers to and from Reserves					
- Capital Maintenance Reserve	(300,000.00)	-	-	-	(300,000.00)
- BlueCHP Reserve	(75,000.00)	-	-	-	(75,000.00)
Transfers from Retained Profits	-	300,000.00	75,000.00		375,000.00
BALANCE AS AT 30 JUNE 2009	632,965.39	2,200,000.00	575,000.00	-	3,407,965.39
Profit attributable to Members	1,258,124.57	-	-	-	1,258,124.57
Transfers to and from Reserves					
- Capital Maintenance Reserve	(800,000.00)	-	-	-	(800,000.00)
- BlueCHP Reserve	-	-	-	-	-
- Acquisition & Development Reserve	(400,000.00)				(400,000.00)
Transfers from profits	-	800,000.00	-	400,000.00	1,200,000.00
BALANCE AS AT 30 JUNE 2010	691,089.96	3,000,000.00	575,000.00	400,000.00	4,666,089.96

These statements should be read in conjunction with the attached auditors report.



Notes to the Financial Statements

For the year ended 30 June 2010

Note 1: Basis of preparation of Concise Financial Report

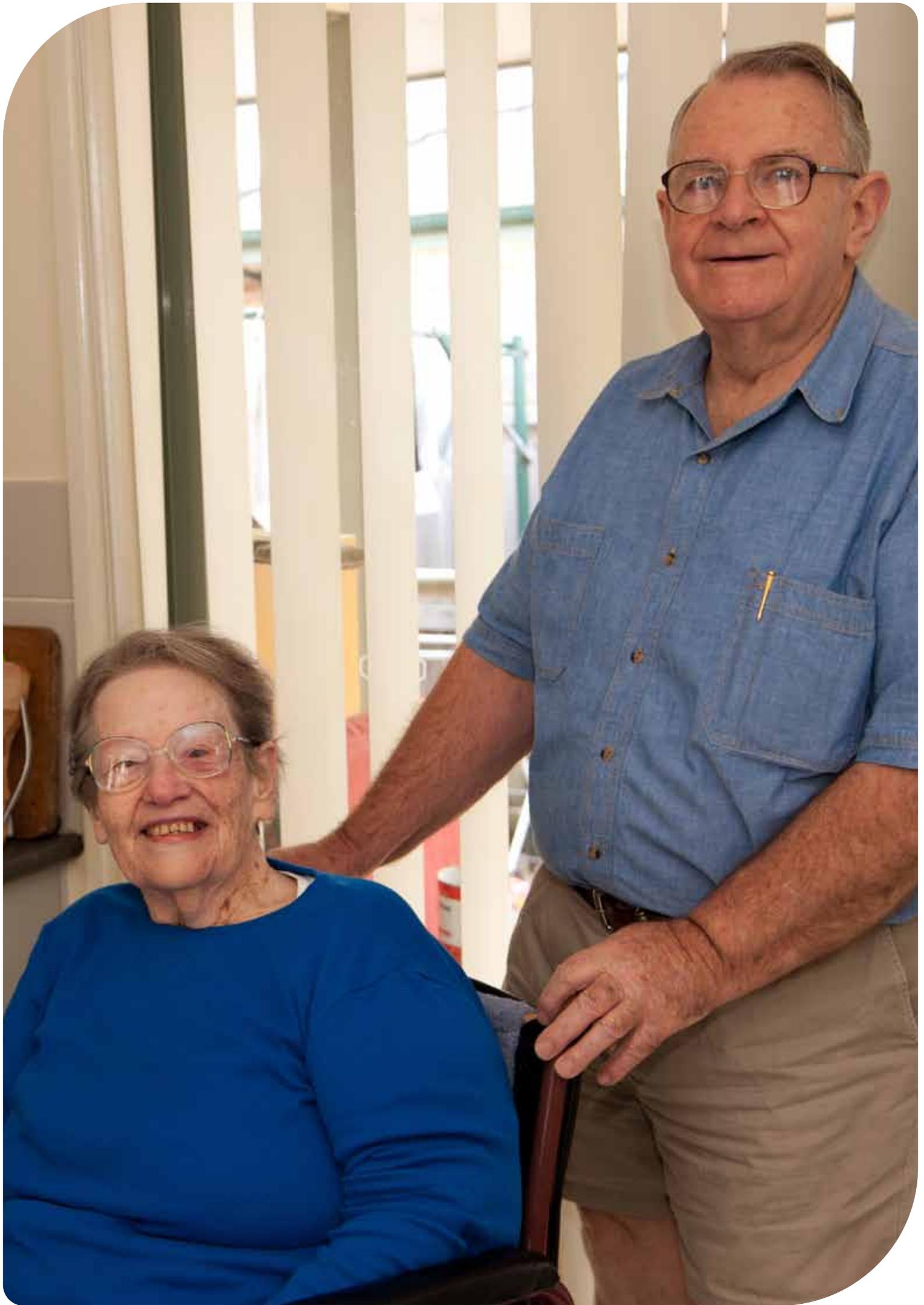
The concise financial report has been prepared in accordance with the Corporations Act 2001 and Accounting Standard AASB 1039 Concise Financial Reports. The financial statements and specific disclosures required by AASB 1039 have been derived from the Company's full financial report for the financial year. Other information included in the concise financial report is consistent with the Company's full financial report. The concise financial report does not, and cannot be expected to provide as full an understanding of the financial performance, financial position and investing activities of the Company as the full financial report.

The financial report has been prepared on an accruals basis and is based on historical costs modified by the revaluation of selected non-current assets, and financial assets and financial liabilities for which the fair value basis of accounting has been applied.

A full description of the accounting policies adopted by the Company may be found in the Company's full financial report.

The presentation currency is in Australian dollars.

These statements should be read in conjunction with the attached auditors report.





Wentworth Community Housing Limited ABN 50 003 076 337

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