

COMMON EQUITY

# E-BULLETIN

15<sup>th</sup> MAY 2020

## CENSW CO-OPS FORUM 2019 - ACTION PLAN PART 3

This is the last instalment of the CENSW Co-ops Forum Action Plan. The Forum was held in October 2019 in Sydney. We have previously listed the short- and medium-term action items. Areas of priority and importance were voted on by attendees of the Forum.

In this issue we are listing items that we aim to address in the long term – i.e. 3 – 5 years.

Item & Votes Received	CENSW Response
<p><b>Item 1, 16 Votes</b> Lobby the Government for secure tenure. Advocate to reduce % of rent for aged pensioners</p>	<p>Whilst CENSW is required to adhere to the government's Community Housing Rent Policy under our Registration requirements, CENSW will take up any opportunities to lobby government as they arise.</p>
<p><b>Item 2, 16 Votes</b> Building new housing that is accessible to all (or allows for adaption over time)</p>	<p>Linked to Business Plans items 1.07 &amp; 1.08. Both the Croydon and Vietnamese projects have universally designed units. (This is business as usual/short – long term)</p>
<p><b>Item 3, 14 Votes</b> Engage with local politicians to lobby for more housing and opportunities for growth i.e. invite to AGMs/XMAS parties to engage and understand co-ops.</p>	<p>Linked to Business Plan items 1.04, 1.06, 1.09, and 1.12. CENSW continue to engage with local politicians to gain support on key priorities i.e. All Nations and to leverage maximum exposure to / for the Housing Co-op Sector. (This is business as usual/short – long term)</p>
<p><b>Item 12, 5 Votes</b> Participation- Co-op members must be willing to attend meetings and training. How to 'nudge'</p>	<p>CENSW will review training delivery and modules to entice participation. Working towards being more interactive and to address different learning styles.  Co-ops are encouraged to support this by</p>

nonparticipating members to become 'Co-operative'	developing manuals for all board positions and a schedule of activities to support the participation of new members.
<p><b>Item 16, 4 Votes</b></p> <p>Create support network within co-op members- Some younger members want to volunteer their time to help, especially other members in co-ops. i.e. give lifts to Drs, help clean house etc</p>	<p>CENSW would love to assist in developing a Co-op Support Network. In order to progress this, we will be seeking EOIs from the Sector in an upcoming Bulletin for a working group.</p>
<p><b>Item 19, 4 Votes</b></p> <p>Maximising existing housing co-op stock-underoccupancy, to meet changing needs</p>	<p>CENSW relies on Co-ops to provide updated tenancy information at the beginning of a tenancy and during a tenancy as changes occur.</p> <p>The Development of an Underoccupancy Strategy has been earmarked for year 21/22.</p>

---

## CENSW BOARD MEETING UPDATE



### A message from Carmen Osborne, Chair

At the February CENSW Board meeting it was agreed that key points and takeaway messages will be shared with the sector via The Bulletin. This will assist with transparency and timeliness of information provision. The Board meetings and related discussions will also still be part of Regional meetings when they re-commence to give people an avenue to ask questions / discuss further.

The points below are from the **20 April 2020 CENSW Board meeting**.

1. Over the coming months, the Board will be work-shopping (virtually) with senior leadership to formulate CENSW's 3 year strategic plan (2021-2024). This is where we set the strategic direction and the key priorities for CENSW for the next 3 years. Thank you to those who participated in the Co-op forum. Feedback from that event, as well as feedback from the staff engagement & board performance survey will guide our planning.
2. The Board reviewed a number of key policies to guide the Board and staff going

forward. Thanks to all CENSW staff who assisted in preparing the documents and reports required for the National Registration submission this year.

**3.** We have one project under construction in Croydon and it is progressing well. We anticipate that tenants will be able to move in by the last quarter of this year.

**4.** The first group of the property condition audits have been completed. This unfortunately had to be paused due to COVID-19. This will continue once we are able to safely access properties. This audit will give us better information about the condition of all properties and assist us in helping you with your long-term asset management plans.

**5.** Due to COVID-19, CENSW has had to adapt the way it operates. Staff are working remotely and continue to serve the sector. All board and committee meetings have transitioned online. Prema Menon, who has joined CENSW while Dianne Sakr is on maternity leave, has greatly assisted the Board to transition seamlessly to meeting remotely.

Please look after yourself and each other during this time.



## **JOBKEEPER**

### **Effects on Rent Calculations**

Jobkeeper is a government payment that supports businesses significantly affected by COVID-19 by helping with costs of their employees' wages.

The payment is \$1,500 per fortnight per employee. The payment is paid to the employee by the employer through the normal pay cycle so the employee still receives a wage. This is taxable income so the amount employees receive will be less than \$1,500 per fortnight.

To assist tenants who are receiving JobKeeper payments, CENSW (as a social housing provider) will not assess \$550.00 of the \$1,500 fortnightly wage when calculating rent. The assessable amount will be \$950 a fortnight.

This aligns with the treatment of tenants who are on a statutory income (such as Jobseeker, DSP or the Aged Pension) and are receiving the \$550.00 Coronavirus Supplement which is not assessed for rent purposes

## COVID-19 UPDATE

### NSW restrictions easing

As of Friday 15 May 2020, some COVID-19 restrictions measures will be eased in NSW.

These include:

- Outdoor gatherings of up to 10 people allowed
- Cafes and restaurants can seat 10 patrons at any one time
- Up to 5 visitors to a household at any one time
- Weddings up to 10 guests
- Indoor funerals up to 20 mourners, outdoor funerals up to 30
- Religious gatherings/places of worship up to 10 worshippers
- Use of outdoor equipment with caution
- Outdoor pools open with restrictions



Be mindful that social distancing rules still apply – stay 1.5 meters away from others; get tested and stay at home if you have any symptoms; wash your hands regularly and keep your work and home clean.

NSW Health – [tips on how to clean your home](#)

---

## NEW CENSW TENANT HANDBOOK



CENSW recently updated its Tenant Handbook. It contains a huge range of useful information including:

- What CENSW does
- Tenant rights & responsibilities
- Rent & other charges
- Your home / property: repairs and maintenance & responsibilities
- Modifications
- Tenancy matters including visitors, pets, tenancy breaches
- Tenant engagement Appeals, compliments and complaints

Access the Handbook [here](#)

If you would like a hard copy please email: [cdt@commonequity.com.au](mailto:cdt@commonequity.com.au)

---

## GET YOUR FLU SHOT

An annual flu shot is the best protection against influenza. All people in NSW — and especially those in vulnerable groups or age brackets — should get vaccinated this flu season. It's more important than ever to get the flu vaccine. The flu is a serious respiratory illness and flu vaccination reduces the risk of two potentially serious infections, flu and COVID-19, occurring at the same time. Speak to your GP to get your flu shot.

For more information and to access information about the flu shot in different languages, [see here](#).

(from Multicultural NSW eLink 1/05/2020)

---

## COMMON EQUITY CONTACT DETAILS

<b>Team</b>	<b>Email Address</b>
<b>Co-op Development Team</b>	<a href="mailto:cdt@commonequity.com.au">cdt@commonequity.com.au</a>
<b>Maintenance Team</b>	<a href="mailto:maintenance@commonequity.com.au">maintenance@commonequity.com.au</a>
<b>Finance</b>	<a href="mailto:finance@commonequity.com.au">finance@commonequity.com.au</a>

<b>Staff</b>	<b>Role</b>	<b>Contact</b>
<b>Nick Sabel</b>	CEO	02 9356 9200
<b>Stephen Wardrop</b>	Property Manager	02 9356 9220
<b>Joanna Wong</b>	Finance Manager	02 9356 9221
<b>Prema Menon</b>	EA to CEO	02 9356 9212
<b>Poppy Whiting</b>	Senior Projects Manager	02 9356 9224
<b>Mirjana Kreiselmaier</b>	Co-op Development Manager	02 9356 9210
<b>Corine Addison</b>	Operations Manager	02 9356 9288
<b>Maintenance Out of Hours Emergency</b>		<b>0432 664 486</b>

---

*We acknowledge the traditional Aboriginal owners of the country throughout Australia and pay our respects to them, their culture and their Elders past, present and future.*

Image credits:

Facemask: Photo by Anna Shvets from Pexels

Jobseeker Logo: ATO

*Copyright © 2020 Common Equity NSW, All rights reserved.*

**Our mailing address is:**  
PO Box Q1323, Sydney, NSW 1230

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).