



# KOROROIT CREEK NEIGHBOURHOOD HOUSE INCORPORATED

ANNUAL REPORT 2022/2023



## **1.0 Vision**

Our goal is an environmentally-focused neighbourhood house, which allows for activities, events, practical learning, volunteer and recreational activities and a place where members of the community have an opportunity to meet, contribute and participate.

## **2.0 Governance**

The Kororoit Creek Neighbourhood House Incorporated was incorporated under the Associations Incorporation Reform Act 2012 (Victoria) on the 21 November 2016

Our Statement of Purposes includes the following:

- The management of an Eco-Living Centre located in proximity to the Kororoit Creek, which allows for activities, events, practical learning, volunteer and recreational activities and a place where members of the community have an opportunity to meet, contribute and participate.
- The provision of community services for communities within Albion, Ardeer and those who have a connection with the Kororoit Creek.
- The provision of community services to over twenty key interest groups.
- The provision of opportunities to develop skills, share knowledge and learn.
- The provision of a meeting place, forum and conduit for action regarding issues affecting the local community.
- Facilitation of collaborative projects between community groups, educational institutions, government agencies, and the corporate sector to fulfil any of the purposes of the Association.
- Addressing sustainability issues, desired behaviours or themes of interest that should be targeted through education, research and engagement programs ... and including general awareness as well as how to respond to issues.
- The Kororoit Creek and surrounds, including local flora and fauna populations and their habitats.
- To raise any funds or commit to any ancillary actions which are non-profit in nature and seek to achieve any of the purposes of the Association.

## **3.0 Committee 2022/23**

### **Members of the Committee of Management (CoM)**

President/Chair	– David Lughermo
Vice President	– Neil Head
Treasurer	– Asif Shah
Secretary/Minute Recorder	– Helen Rzesniowiecki

### **Committee of Management Responsibilities**

Neighbourhood houses are governed by community-based committees of management (CoM), they are autonomous and take responsibility for their own good governance.

The committee of management is:

- responsible for good governance
- responsible for strategic planning
- accountable for funds received.

The Committee of Management have achieved their key goals in 2022/23

### **3.0 Committee 2022/23 continued**

The Committees has maintained key goals for 2022/23 –

Successful management of the Eco-Living Centre.

Sustainability of KCNH Inc into the future – maintain funding support from Brimbank City Council and the State Government for Neighbourhood House funding – these major funders support our Coordinators.

Continual development and delivery of a successful Environmental Education Program;

A successful online presence (including close connection to Albion & Ardeer Community Club Inc);

Service existing groups and encourage new initiatives;

Continual development of additional programs in consultation with users and the wider community;

Maintain relationships with Stakeholders, funding bodies, Community organisations, The Communities of Albion/Ardeer, and other interested parties.

### **4.0 Community Relationships**

The Kororoit Creek Neighbourhood House has a wide number of stakeholders and users, and welcomes support from a number of funding bodies and supporters.

Our programs would not be as successful without assistance from the wider community as well as volunteers.

Kororoit Creek Neighbourhood House acknowledges the support of Brimbank City Council and the Department of Families, Fairness and Housing for core funding. Sustainability Victoria, Lord Mayor's Charitable Foundation, Department of Social Services, Federal Government, Department of Jobs, Precincts and Regions, Victorian State Government for project funding, Australian Communities Foundation and Neighbourhood Houses Victoria.

### **5.0 President's Report 2022/23**

The Committee of Management and Coordinators have continued to meet regularly "via zoom" throughout the year to ensure policies and procedures are implemented and have managed processes in a responsible manner.

I would like to take this opportunity to thank members of the Committee, the Coordinators and other Community Members who have volunteered their time and resources to ensure the ongoing success of the Kororoit Creek Neighbourhood House.

I wish to thank all Funding bodies who have contributed to our ongoing success.

**David Lughermo**  
**President – KCNH Committee of Management**

## **6.0 History**

Kororoit Creek Neighbourhood House Inc acknowledge the Traditional Owners of the Land and surrounds - the Wurundjeri tribe of the Woiwurung speaking group. They lived and managed the area including nearby Kororoit Creek for over 40,000 years up until European settlement in the late 1700s.

The Albion Eco-Living Centre is a council-owned asset located at 61A Selwyn Street, Albion. The house is now managed by the Kororoit Creek Neighbourhood House Association and with assistance from Brimbank City Council and the Victorian State Government, we facilitate a Neighbourhood House Program from the site. In conjunction with this program we are particularly motivated to include and auspice programs which have a sustainability and environmental focus at the Eco-Living Centre.

This house has been utilised by the local community for many years – initially as club rooms for both Albion and North Sunshine Tennis Clubs, and then the Albion Community House Committee came into being, providing playgroups, holiday programs, youth groups, community groups and a local meeting place for residents. The house was then solely managed by Council as a “hall for hire” facility.

For over 10 years Albion & Ardeer Community Club (AACC) had established and maintained a vegetable garden which was located at the rear of the property, and held a number of neighbourhood festivals and events in the area. The garden area, and connection to community, originally established by AACC continues to receive additions and renovations, and is the site for other programs operating in the local community.

In 2012 Brimbank City Council entered into a partnership with Victoria University, with support from the Victorian Government's Sustainability Fund and other partners, to retrofit the 1950s-weatherboard house into an Eco Living Centre. The renovation included the installation of sustainable technologies and practices that demonstrate the benefits of sustainable living to Brimbank residents. This newly renovated Eco Living Centre was launched on June 14, 2013.

In 2016, Brimbank City Council gave in-principle support for Albion Eco Centre to transition from a council operated venue to an environmentally focused neighbourhood house managed by a local, incorporated Committee of Management.

In 2017 Brimbank City Council agreed to support the committee and this resulted in start up funding to run a Neighbourhood House Program.

Since 2018 Brimbank City Council have continued to support the committee through it's Neighbourhood House funding support Program and Kororoit Creek Neighbourhood House Inc continue to provide a community-managed Neighbourhood House at the Albion Eco-Living Centre site.

Since 2018 the Victorian State Government have provided ongoing resources for the local community through the Neighbourhood House funding program.

Since then, our programs and partnerships have expanded, and we will continue to support the identified needs and requests of the local community.

This has been especially important in the last year as we have been able to continue to operate community connections during the lockdown periods in Melbourne.

During the “Covid years” we have continued to assist and support the local community and maintained programs whilst in modified formats.

During 2022/23 we have been able to return to full on site program capacity and have developed a range of new projects, as well as maintaining existing programs.

## 7.0 Financial Reports 2022/23

# Balance Sheet

### Balance Sheet

Kororoit Creek Neighbourhood House Incorporated

As at 30 June 2023

Account	30 Jun 2023	30 Jun 2022
<b>Assets</b>		
<b>Bank</b>		
KCNH Incorporated Transaction	232,709.60	200,318.35
KCNH Petty Cash Account	824.30	284.06
<b>Total Bank</b>	<b>233,533.90</b>	<b>200,602.41</b>
<b>Current Assets</b>		
Accounts Receivable	545.30	328.00
Program Equipment	8,833.25	6,357.06
Venue Hire Bond	(200.00)	(200.00)
<b>Total Current Assets</b>	<b>9,178.55</b>	<b>6,485.06</b>
<b>Fixed Assets</b>		
Computer Equipment	1,649.54	1,649.54
Office Equipment	5,017.41	5,017.41
<b>Total Fixed Assets</b>	<b>6,666.95</b>	<b>6,666.95</b>
<b>Total Assets</b>	<b>249,379.40</b>	<b>213,754.42</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Accounts Payable	4,856.70	403.85
GST	1,595.27	1,184.59
PAYG Withholdings Payable	8,474.00	8,114.00
Portable Long Service Leave Payable	(1,343.02)	(1,297.71)
Rounding	(0.06)	0.02
Superannuation Payable	127.01	6,700.02
Suspense	1,621.67	1,629.43
Wages Payable - Payroll	11,114.19	11,114.19
<b>Total Current Liabilities</b>	<b>26,445.76</b>	<b>27,848.39</b>
<b>Non-current Liabilities</b>		
Lise Kaufman	(992.00)	(992.00)
<b>Total Non-current Liabilities</b>	<b>(992.00)</b>	<b>(992.00)</b>
<b>Total Liabilities</b>	<b>25,453.76</b>	<b>26,856.39</b>
<b>Net Assets</b>	<b>223,925.64</b>	<b>186,898.03</b>
<b>Equity</b>		
Current Year Earnings	37,027.61	4,836.50
Retained Earnings	186,898.03	182,061.53
<b>Total Equity</b>	<b>223,925.64</b>	<b>186,898.03</b>

# Profit and Loss

## Profit and Loss

Kororoit Creek Neighbourhood House Incorporated

For the year ended 30 June 2023

Account	2023	2022
<b>Trading Income</b>		
Grants - BCC NH Funding	35,000.00	0.00
Grants - Core Funding	93,717.61	89,596.00
Grants - Project Related	94,700.32	54,363.63
Room Hire	12,999.69	1,872.90
<b>Total Trading Income</b>	<b>236,417.62</b>	<b>145,832.53</b>
<b>Gross Profit</b>	<b>236,417.62</b>	<b>145,832.53</b>
<b>Other Income</b>		
Extraordinary Income	0.00	29,550.00
Power Savings Bonus	0.00	400.00
<b>Total Other Income</b>	<b>0.00</b>	<b>29,950.00</b>
<b>Operating Expenses</b>		
Advertising	1,243.30	711.55
Bank Fees	4.70	11.88
Cleaning	3,008.95	3,911.81
CONTRACTOR	960.00	0.00
General Expenses	148.72	0.00
Insurance	1,986.76	1,737.60
Legal expenses	1,460.50	0.00
Light, Power, Heating	1,066.94	1,009.46
Office Expenses	252.59	0.00
Portable Long Service Leave	1,960.82	390.63
Printing & Stationery	465.54	0.00
Professional Development	177.27	288.79
Program	44,262.97	29,691.57
Rent	0.00	100.00
Repairs and Maintenance	4,974.66	140.00
Reversed Payments	0.00	(70.91)
Subscriptions	1,430.78	1,622.52
Superannuation	12,782.75	11,855.37
Telephone & Internet	0.00	98.18
Wages and Salaries	121,768.04	118,553.57
Water	1,434.72	894.01
<b>Total Operating Expenses</b>	<b>199,390.01</b>	<b>170,946.03</b>
<b>Net Profit</b>	<b>37,027.61</b>	<b>4,836.50</b>

# Statement of Cash Flows

## Statement of Cash Flows

Kororoit Creek Neighbourhood House Incorporated  
For the year ended 30 June 2023

Account	2023	2022
<b>Operating Activities</b>		
Receipts from customers	249,755.74	155,973.21
Payments to suppliers and employees	(199,892.29)	(189,287.96)
Cash receipts from other operating activities	(8,189.61)	24,552.08
<b>Net Cash Flows from Operating Activities</b>	<b>41,673.84</b>	<b>(8,762.67)</b>
<b>Investing Activities</b>		
Other cash items from investing activities	(2,476.19)	(289.20)
<b>Net Cash Flows from Investing Activities</b>	<b>(2,476.19)</b>	<b>(289.20)</b>
<b>Financing Activities</b>		
Other cash items from financing activities	(6,266.16)	10,555.22
<b>Net Cash Flows from Financing Activities</b>	<b>(6,266.16)</b>	<b>10,555.22</b>
<b>Net Cash Flows</b>	<b>32,931.49</b>	<b>1,503.35</b>
<b>Cash and Cash Equivalents</b>		
Cash and cash equivalents at beginning of period	200,602.41	199,099.06
Net change in cash for period	32,931.49	1,503.35
Cash and cash equivalents at end of period	233,533.90	200,602.41

This financial report provides the overall financial position of Kororoit Creek Neighbourhood House Incorporated as at 30 June 2023.

All grant funds have been used for the purpose intended, and we have complied with conditions of all Funding Agreements.

The organisation is financially viable and is able to continue providing programs and services.

Financial reports are generated by our accounting package.

The content of this Financial Report is lodged with the Australian Charities and Not-for-profits Commission (ACNC).

**Asif Shah**  
**Treasurer**

## **8.0 Co Co-ordinators Report 2022/23**

### **Co-Coordiators Report**

This year has seen us launch a range of new initiatives around climate justice and supporting sustainable communities. We held an inaugural Garage Sale trail event, supported community climate adaptation with our Growing Home Project: Cooling Our Neighbourhoods project and launched Sunshine Repair Café which is helping to build skills in repairing and mending, while reducing household waste.

We celebrated Youth Week 2023 with a week-long arts program for young people from culturally and linguistically diverse backgrounds, culminating in an exhibition at Hunt Club Community and Arts Centre. We have continued to deliver our weekly Homework Club working closely with local schools to develop and refine the program to ensure it meets the needs of children and their families. Our community garden continued to grow with volunteers established a new perennial edible garden at the House.

Thanks to all of the volunteers who share their time, skills, and knowledge to make things happen at the House including delivery of our Homework Club and Repair Cafe, maintaining our community garden, general maintenance and as members of our Committee of Management.

Thanks to Brimbank City Council, Department of Families, Fairness and Housing and all of our Supporters for their continued support.

**Danielle Whelan and Bec Smith**

**Co-Coordiators**

## **9.0 Projects Report 2022/23**

Summary of Major Projects [Descriptions on following pages]

**Albion Artefacts - More Treasure Less Trash! - Garage Sale Trail**

**Community Garden Program**

**Craft in Company**

**Creative Means - Youth Week School Holiday program**

**Growing Home: Cooling Our Neighbourhood**

**Homework Club**

**Living Local Fund**

**Sunshine Repair Café**



## **Albion Artefacts - More Treasure Less Trash! - Garage Sale Trail**

KCNH hosted a community garage sale as part of the National Garage Sale Trail in November. This provided an opportunity to engage with our local community around circular economies, extending the life of goods and reducing landfill. We had 8 stall holders and estimate that around 50kg of goods were saved from landfill. We also used the opportunity of this event to hold a KCNH "open day", providing a chance for community members to drop in, check out the space and get to know a bit about what's on offer at KCNH as well as get to know each other. Stallholders at the event were a mix of age ranges with two primary school aged young people among them.



## **Craft in Company**

This year KCNH launched our Craft in Company sessions. Local community members were invited to two sessions each week where they could bring their own craft projects to work on and share a cuppa and the company of other crafters. This program supported community connection and skills sharing.

## **Creative Means - Youth Week School Holiday program**

During the April school holidays, KCNH worked with local artists and facilitators Lise Kaufman and Gabriela Georges to deliver the Creative Means program. This program offered local high school students from diverse cultural and religious backgrounds the opportunity to explore a broad range of text – based and visual arts materials, build their creative 'tools', then develop and exhibit artworks using the mediums that they connect to. Explore creativity and develop new ways to express themselves. The Artists were curious, ambitious, and extremely intentional. They experimented, acquired skills, and developed a collection of incredibly eloquent and enlightening artworks and poetry pieces. Their works were then displayed in the Creative Means exhibition at The Hunt Club Community and Arts Centre.

## 9.0 Projects Report 2022/23 continued

### Community Garden Program

Our community garden has continued to grow over the past year with volunteer gardeners working to convert our front garden into an edible perennial garden featuring fruit trees, berries, leafy greens, and edible flowers. The garden is establishing itself nicely and we are continuing to add more edibles as we go.

We know that access to food, particularly fresh food, is a challenge for many in the community and that food insecurity in Victoria has increased over the past year. Growing food at home or in a community garden is one way people can increase their access to fresh food. Supporting people to develop skills and knowledge in food growing is an important component to this, and workshops as part of our community garden program this year have included growing berries, fruit tree grafting, espaliering, planning a perennial edible garden, growing veggies from seed and maintaining garden tools.

Thanks to all the volunteers who have contributed to growing and maintaining the gardens over the past year, as well as to the students from Hester Hornbrook Academy who have helped out with a range of tasks on Friday afternoons including the management of our compost system.





**9.0 Projects Report 2022/23 continued**





## **Growing Home: Cooling Our Neighbourhood**

This year we launched the 'Growing Home: Cooling Our Neighbourhoods' project with support from the Lord Mayors Charitable Foundation and Brimbank City Council's Community Grants Program. The project is supporting community members to adopt nature-based strategies to cool their homes and neighbourhoods through increasing canopy coverage on private land, using passive cooling techniques to reduce the risks of extreme heat and tackling urban biodiversity loss through the creation of nature strip gardens.



Brimbank is highly vulnerable to extreme heat and the negative impacts of urban heat island effect. More than 60% of the municipality is covered in impervious surfaces and 2018 research from Clean Air and Urban Landscapes Hub found on average Brimbank experienced temperatures 10.75C higher than surrounding non-urban areas. Increasing green cover is the easiest, most cost-effective way to tackle the issue of urban heat island effect, however in Brimbank reaching the required 30% canopy coverage – the level at which we begin to see significant health and wellbeing benefits for communities – cannot be reached in Brimbank without a significant increase of canopy cover on private land.

So far, the project has:

- Distributed 1120 trees to residents in Brimbank including native, deciduous, productive, and indigenous species.
- Created 7 nature strip gardens using indigenous grasses and wildflowers in streets in Sunshine, Sunshine West, Albion and Ardeer.
- Delivered a series of workshops engaging community and organisations in nature-based cooling know-how and nature-strip gardening.

As part of the project, we have propagated more than 370 trees and 600 native grasses; some of these have already been adopted, with a second round of propagated plants to be fostered by community volunteers over the summer before they are provided to the community in autumn 2024.

Thanks to the organisations that have supported us with the project including Sunshine Heights Primary School, Friends of Kororoit Creek, Brimbank Libraries, Duke St Community House, Network West, IPC Health and Greening the West.

## 9.0 Projects Report 2022/23 continued

### Homework Club

In our third year of the KCNH Homework Club we further embedded the program in our core business. Homework Club is delivered weekly by volunteers to local children from culturally diverse & socially disadvantaged backgrounds in grades 3 to 6.

KCNH services a highly culturally & linguistically diverse community with;

- high number of families with young children
- significant proportion of residents experiencing socioeconomic disadvantage
- lower preschool participation and fewer children on track upon school entry compared to Melbourne and Australian averages (AEDS)
- significant disadvantage when it comes to digital access and literacy
- Over 10,700 residents with no internet connection. For those who have internet access, digital literacy is an issue that requires consideration. (Brimbank Advocacy Action Plan)



Participation levels in the KCNH HC over the last 12 months tells us there is a continuing need for learning and social support for young people in our community.

Many of these students and their families have disproportionately felt the impacts of the pandemic, with increased barriers to education and education support, food security and income stress (CMY Covid Insights).

While support in core curriculum areas of literacy and numeracy is planned, children who are in the target groups also need support and opportunity to develop self-confidence, social interaction, collaboration and problem solving.



Alongside homework support we have offered a range of engaging activities and arranged visit from guest speakers from our local community.

We could not do this without the hard work and dedication of our amazing volunteers.

Special thanks to Jenneli, Stef and Laura.

This program is made possible through the financial support of the Australian Communities Foundation and Brimbank City Council.

## **9.0 Projects Report 2022/23 continued**

### **Living Local Fund**

With the support of the Victorian State Government's Our Suburbs: Local Living Fund, we had acoustic insulation installed in the activity space significantly improving acoustic performance for programs and groups using the house. The upgrade has been particularly beneficial for programs supporting families and children, with reduced noise levels improving the learning environment for our Homework club as well as creating a better environment for our play and mothers' groups.

### **Sunshine Repair Café**

In February 2023 we ran our first repair café event with support from the Circular Economy Communities Fund delivered by Sustainability Victoria under the Victorian Government's circular economy plan, Recycling Victoria: a new economy and Brimbank City Council.

The project came about through a conversation with a community member interested in starting a regular mending event at the House and has included monthly repair events together with a series of workshops supporting community to build hands-on skills in repairing, mending, and recycling of food and textile waste.

The program provides free repairs for a range of household items including electrical appliances, clothing and textiles, bikes, furniture, and garden tools. Over five repair cafes in 2023, volunteers successfully repaired 55 items brought in by community members, diverting more than 300kg from e-waste and landfill streams.

Working to create a more sustainable and resilient community through reducing waste and building skills in repairing, the repair café is also a social event, providing the opportunities for volunteers and visitors to meet and connect others in the community.

A big thank you to Mike, our project officer, and Jenneli who have steered the project to success, sharing their skills and passion for repairing and mending with the community each month. Thanks also to each of the volunteers who have supported the project this year as repairers or helping to run events on the day.





Kororoit Creek Neighbourhood House is a community-managed Eco-Living Centre providing a diverse range of programs, workshops, activities and events to the communities of Albion, Ardeer and surrounding suburbs. KCNH offers community meeting space for all community members to contribute and participate.

Kororoit Creek Neighbourhood House is based in Melbourne's West on the lands of the Marin-bulluk clan of the Wurundjeri people.

We acknowledge the Wurundjeri people as the traditional and continuing custodians of these lands and waterways. We value the vast scientific, ecological and cultural knowledge of First Nations people and their unique cultural practices which have maintained this area for millennia. We acknowledge that sovereignty of these lands was never ceded and pay respects to Elders past, present and emerging.

## Committee of Management

David Lughermo – President  
Neil Head – Vice President  
Helen Rzesniowiecki – Secretary  
Asif Shah – Treasurer

## Our Staff

Danielle Whelan – Co-Coordinator  
Bec Smith – Co-Coordinator  
Michael Mink – Repair Café Project Worker

Contact us at [coordinator@kcnh.org.au](mailto:coordinator@kcnh.org.au)

Kororoit Creek Neighbourhood House acknowledges the support of Brimbank City Council and the Department of Families, Fairness and Housing for core funding. Sustainability Victoria, Lord Mayor's Charitable Foundation, Department of Social Services, Federal Government, Department of Jobs, Precincts and Regions, Victorian State Government for project funding, Australian Communities Foundation and Neighbourhood Houses Victoria.

