



Stable One
more than a place to stay

Annual Report 2018



Our mission is to support the Church as it works together to share the love of God by providing accommodation to those in need. To journey with each person towards stability, offering spiritual and physical care.



Message from the Board Chair

Stable One's reputation has grown immensely since being formed in December 2016. This is largely due to the success of the Winter Night Shelter project and the work of our Board, Managing Director and volunteers.

The last 12 months has seen some changes to our Board. We were pleased to welcome Ann Fraser with her wealth of experience from the social service sector. Local ministers have also been represented by Rev Miles Fagan, Mt Evelyn Presbyterian Church (retiring at the end of 2018) and Rev Phil King, St Patricks Lilydale. Phil took over the role of Treasurer in March 2018 and his attention to detail in preparing financial reports has been greatly appreciated. I would like to thank the Directors we have farewelled this year - Harry Kranendonk (Secretary), Leanne Ingamells and Miles Fagan. We continue to prayerfully seek new members of the board as Stable One's ministry expands and have most recently added Kerry Pell and Barry Borneman to the team. We look forward to their contributions.

I would like to acknowledge our Managing Director, Jenny Willetts, who has put in a lot of work coordinating the Winter Night Shelter and has built good relationships with other service providers and churches. Jenny's role is now increasingly to support other areas in Victoria to start their own shelters, sharing what we have learnt in the Yarra Valley. Maroondah churches were assisted in 2017 with their 'Winter Shelter' and our Tool Kit and support is helping others who are commencing this year.

I would like to thank the hundreds of volunteers that have all played a part in providing wonderful places for guests to experience community. Special thanks too to Sarah vandenBroek who volunteers her time to be our bookkeeper. Looking forward, we anticipate that God will continue to bring people for us to journey with. As a volunteer said, "like weaving strands of a giant tapestry".

— TREVOR INGAMELLS

Board Members



PHIL KING
Treasurer



JENNY WILLETTS
Managing Director



ANN FRASER
Director



KERRY PELL
Director



BARRY BORNEMAN
Director

In Victoria, **over 24,000 people were recorded as homeless on Census night in 2016** (up 11% from the previous census). They included people sleeping outside or in impoverished dwellings, sleeping temporarily with friends or relatives, staying in boarding houses, or staying in government-funded crisis or temporary accommodation or severely crowded dwellings.

Hospitality:

friendliness, welcome, warm reception, helpfulness, neighbourliness, warmth, warm-heartedness, kindness, kind-heartedness, congeniality, geniality, sociability, conviviality, cordiality, amicability, amenability, generosity, liberality, bountifulness, open-handedness



Message from the Managing Director

I have been personally impacted this year by the story of the feeding of the 5,000 in Matthew 14. Jesus, who had just heard of his cousin's death, withdrew to a solitary place but was followed by large crowds. He had compassion on them and healed their sick. When Jesus' disciples saw that so many people needed to be fed, the task looked impossible and they wanted to send them away. Jesus told them in no uncertain terms: *They do not go away, you give them something to eat.*

Similarly, when we see homelessness in our community, the issue can seem so huge that we feel helpless to do anything. We may send people to agencies in the hope that they will solve the problem. The reality is, for the most part, they can't. There is not enough affordable housing for everyone who needs it. As followers of Jesus, we are called to compassion and I believe the message to the Church is – **you give them somewhere to stay.**

The Winter Night Shelter was born out of prayer and is a practical way to reach out and show hospitality to strangers (Heb 13:1). It allows churches to work together across denominations, throw open their doors and provide a warm welcome to people experiencing homelessness who otherwise would have nowhere safe and warm to sleep. In the Yarra Valley, churches have successfully done this for the last two years with some great outcomes. Read more later in this report.

In addition to our own local project, support was given to churches in Maroondah to start their own Winter Shelter program. This involved attending meetings, regular consultation with their coordinator and sharing all our policies, forms and training material. Due to widespread interest in the model, we have now developed a more formal way of offering support and resourcing others to have their own autonomous projects. We are excited that five new areas are hoping to have projects up and running in 2019, meaning a total of seven Shelters across Victoria.

Growth and sustainability need to be kept in focus as Stable One moves forward. I believe God has greater things for us to do together. Since our inception, we have had a vision for providing permanent, long-term accommodation locally. I invite you to trust God with me to provide all the resources we need – time, expertise, finances.

It is a privilege to lead an organisation which is helping the Church be better followers of Jesus. I am excited by the unity that has grown between Christians, between churches and the opportunities for those outside of the Church to join us. I am also encouraged by the ongoing connection that we have with several past guests. We may never know the impact we have had, but we are seeking to firstly serve God and please him by the way we love others. I believe we are on the right track.

— JENNY



Winter Night Shelter

The 2018 Winter Night Shelter ran from 1 June-31 August and offered a safe and supportive environment for people experiencing homelessness in the Yarra Ranges. Stable One partnered with local churches and congregations, equipping and empowering them to work together, utilising their buildings as venues and engaging their members and the local community as volunteers. Guests were assessed for eligibility and provided with dinner, dormitory style sleeping and breakfast. A Daytime Support Centre offered additional opportunities for building relationships, referrals to other agencies as well as shower facilities and refreshments. As there is no crisis accommodation in the Yarra Ranges, the program helped to fill a critical need.

"There's always somebody available to sit and have coffee with talk football, talk weather, it doesn't matter – they're there. That's nice. And reassuring that when you are asleep, they're not." — Guest



Objectives

- Provide overnight shelter for people experiencing homelessness and in need of crisis accommodation.
- Offer a place of welcome, care, refreshment, and rest.
- Build relationships with guests, developing community and journeying with those who want support and encouragement towards a more stable living situation.
- Facilitate and support local congregations to offer a coordinated approach and to work together across denominations.
- Increase awareness in the church and the community of the issues and challenges that people face when they don't have permanent and stable living situations.

Guests were aged 25 and over and stayed at the Shelter between one night and 11 weeks. 20 of our 26 guests moved on from the Shelter into more suitable housing.



Staffing

The 2018 Winter Night Shelter was managed by a Steering Committee representing each host church and led by the Managing Director, who also carried the role of Project Coordinator. Kerryn Pell was Stable One's first part-time employee in the role of Deputy Coordinator for the three months of the WNS. Close to 200 volunteers ranging in age from 18-84 were recruited and trained to work together to staff shifts, drive the trailer or minibus, cook meals, do laundry and pray. Together they donated more than 7,000 hours.

To be sustainable in the future, the WNS will have a paid Project Coordinator and Deputy Coordinator.



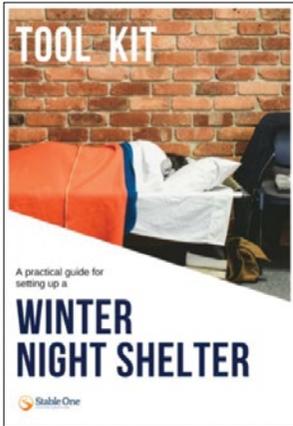
"I am quite a shy person and I have gained so much confidence through my volunteer experience. Walking in for my first shift was a bit scary but the other volunteers made me feel very welcome."

More than a place to stay

This is Stable One's goal. Providing *just* a place to stay would be much simpler. To not get involved in the lives of guests and just provide a meal and a bed for the night would be reasonably straight forward. However, to come alongside someone walking a difficult road, to journey with them, offering support and encouragement takes enormous effort. To help them take even one step forward can be hard work, but this is what makes the difference. It is being on their side and, as one volunteer put it, "holding the hope they don't have for themselves". It is about connection, acceptance and love. **God is Love.** He knows and loves each guest. He sustains and equips each volunteer. He gives wisdom when the way forward seems unclear. He opens doors of opportunity. He is our hope.

"As the pastor of one of the smaller churches involved with Stable One, I am grateful for the opportunity it affords our church to be part of an exciting outreach into our community, something we could never do alone."

– Ps Darrell McKerlie, Wandin Baptist Church



Resourcing

We are so thankful and excited that churches in other areas are jumping on board and wanting to start their own Winter Night Shelters. We have hosted visits and received many enquiries. As a result, we have developed a 'Tool Kit' – a practical guide for setting up a Winter Night Shelter. This contains our story, the model and all the forms and policies that we have developed. In addition to this resource, we are also supporting new project coordinators via email and phone, attending meetings, assisting with training etc. In a bid to plan for our future growth, we are in the process of developing more formal support packages, which groups can purchase. These will include the toolkit and personal support, access to an online forum, coordinator training and a conference at the end of each year.

In 2018 only 4% of rental properties were affordable to people on low incomes.

3,300 people are on the waiting list for social housing in the Eastern Region.

"Homelessness is not 'rooflessness'.
A home means security, stability,
privacy, safety, and being able to
control your space."

— Council to Homeless Persons

The Dream

The Winter Night Shelter has been our first and rather enormous undertaking. However, we believe God has more for us to do. In addition to the Shelter, we have a vision for a permanent place which offers long-term accommodation for people. Imagine with us ...

- **Real stability – a permanent, affordable HOME for as long as needed**
- **A place to unpack and put down roots**
- **A safe, supportive environment**
- **A community with Christ at the centre, endorsed and supported by local churches**
- **Live-in management, committed to community-building and care**
- **A place to make friends, bring friends and be a friend**
- **Independence**
- **Interdependence – an opportunity to contribute and help others**
- **Common spaces which encourage connection**

We have visited other organisations and looked at different housing models. We have brainstormed and we have prayed. Our next step is to identify funding which will support a researcher who will develop a plan to move things forward. Time has mostly been our enemy until now, as our efforts have been focussed in the set-up and running of the Winter Night Shelter. If you would like to help see our dream become a reality, please consider supporting us.

Finances

This financial report reflects Stable One's income and expenditure for 2018 with most expenses relating to the operation of the Winter Night Shelter. Host churches generally cover their own costs for food, heating and lighting etc, with Stable One subsidising smaller churches who ask for assistance. Money spent on facilities this year was donated by St Andrew's Foundation and used to install a shower, cupboards and improve external lighting at Mount Evelyn Presbyterian Church. (Two other churches applied for their own grants and also installed showers.) Labour costs reflect money spent on employing the Deputy Coordinator part-time for three months and were covered by a generous grant from Lilydale Uniting Church. We would like to acknowledge and thank each business, church, school, organisation or individual who have donated to Stable One. Every gift makes a difference, no matter how large or small.

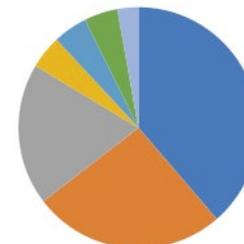
Looking ahead, labour costs are budgeted to increase as a Project Coordinator is to be employed for six months each year. The Coordinator plays a vital role in the success of the Winter Night Shelter and we believe it is appropriate to remunerate them accordingly. This will also provide a better mechanism for ensuring a sustainable project. The Managing Director will also be employed one day per week from January 2019 in recognition of her work, increasing as and when finances are available. Fundraising is now a reality for Stable One and a multi-faceted approach, including grant-seeking, events, personal support etc will be implemented going forward.

Stable One Ltd
Income and Expenditure
For the 12 months ended 31 December 2018

Income	
Donations	\$14,327
Grants	\$21,243
Interest Income	\$130
Total Income	\$35,701
Expenses	
Facilities	\$12,925
Labour costs	\$8,649
Guest costs	\$6,365
Volunteer Costs	\$1,489
Insurance	\$1,546
Printing, Phone, Internet, Postage	\$1,507
Administration	\$943
Total Expenses	\$33,424
Net Surplus	\$2,277



- Donations
- Grants
- Interest Income



- Facilities
- Labour Costs
- Guest Costs
- Volunteer Costs
- Insurance
- Printing, Phone, Internet, Postage
- Administration

Get Involved

For more information about Stable One visit our website:

stableone.org

Follow us on Facebook

To request a copy of our Winter Night Shelter project evaluation report, to enquire about our support packages or to arrange a speaker:

Email: info@stableone.org

Please consider supporting Stable One financially. Regular giving will help with sustainable projects and forward planning:

Direct Deposit

Stable One Ltd Gift Fund Account
BSB: 633-000
Account Number: 159282987

Credit Card

Go to: stableone.org/donate

Donations \$2 and above are tax deductible.

About the cover photo

Creating 'Otherside' was one of the most confronting things I've ever done, and something I'll never forget.

Homelessness, drugs, crime, despair but also hope.

One freezing night a man 'sleeping rough' left me to watch over his hat that he had put out begging for change. He might have had \$5 in there if he was lucky. Not only did he leave me with his 'life savings' he gave me his last two hand warmers and out of the \$5 he'd gathered he took out \$2 and bought me a coffee from 7/11.

Whilst he grabbed me a coffee I sat there with his change filled hat between my feet, I pulled out my phone and captured what I saw, this was the first photo of 'Otherside'.

— ELLISA MCFARLANE, 2018 WNS Guest



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