ARGYLE COMMUNITY HOUSING Ltd
important information from Housing ACT

What is Argyle Community Housing?

Argyle Community Housing (Argyle) is a community-managed, not-for-profit housing organisation with over 25 years’ experience serving the communities of Southern NSW and the ACT. Our services are guided by the belief that “by providing housing as a foundation, we can assist our clients and their communities to achieve a better future”.

As an organisation, our practices are guided by our values which place those who access our services at the centre of our decision making and actions. We:

- Respect diversity
- Value partnerships
- Work in collaboration
- Aim to create opportunities for a better tomorrow for our clients and communities.

As a community housing provider, Argyle actively encourages our residents to be involved in the organisation’s activities. This involvement helps our residents to build social capital, reduces isolation and teaches new skills. It also provides Argyle with a valuable source of knowledge and information about the communities they live in and how we can better service these communities.

What accommodation is offered by Argyle?

Shared Accommodation, Ainslie Village

Argyle offers shared accommodation at Ainslie Village which is centrally located in Campbell, ACT. Ainslie Village accommodates 172 people in 23 Houses in a group share environment. Accommodation is for single people who can live independently in a shared living environment. Each person is allocated a bedroom and shares all other facilities, such as bathroom, toilet, laundry, kitchen and dining/living room.

Applicants should note that rooms are single occupancy dwellings. Couples may apply but must do so separately and if successful will be allocated individual rooms.
Kalorama Seniors Living, Conder

Argyle provides accommodation for older social housing tenants who reside in the ACT. Kalorama has 52 easy-access single level villas conveniently located adjacent to the shopping centre in Conder. The complex sits within landscaped gardens and is comprised of fifty 2 bedroom units and two 3 bedroom units. Each home has been architecturally designed to enable modifications to be made as residents age. The homes have at least two large bedrooms, providing space for guests or family members to stay over, garages with internal access and secure courtyard gardens. The homes have a 6 star energy rating to reduce year-round heating and cooling costs.

Common Ground Gungahlin

Argyle provides secure and sustainable accommodation for those on low to medium incomes at Common Ground Gungahlin. This unique housing model consists of 40 x 1 bedrooms with an equal mix of social housing and affordable housing tenants. The affordable housing tenants can apply directly to Argyle Housing, however they must meet the eligibility requirements as per the National Rental Affordability Scheme.

The site is located in the heart of Gungahlin, close to shops, transport and services and has expansive internal and external common areas. The recently completed site has an energy efficiency rating of 6-7 and each unit has features such as double glazed windows and doors, internal laundry, open plan kitchen, generous sized bedroom with built in wardrobes, balcony with views and lock up storage cage on the basement level.

Who can apply?

To be eligible for Argyle Community Housing generally, you must first be eligible for public housing and meet the social housing income eligibility limits in the ACT – unless you are applying for affordable housing.

To be eligible for shared accommodation at Ainslie Village you must:

- Have been approved and referred to Argyle after undergoing an eligibility assessment by Housing ACT;
- Attend an interview with an Argyle Client Service Officer;
- Be aged 18 years or older;
- Be accepted as a suitable resident for shared accommodation at Ainslie Village;
- Sign an occupancy agreement with Argyle; and
- Pay two (2) weeks rent in advance including the utilities levy.
Rooms are single occupancy dwellings. Couples may apply but must do so separately and if successful will be allocated individual rooms.

To be eligible for the units at Kalorama Seniors Living you must:

- Have been approved and referred to Argyle after undergoing an eligibility assessment by Housing ACT;
- Be aged 55 years or older; and
- Sign a tenancy agreement with Argyle.

To be eligible for the units at Common Ground Gungahlin you must:

- Meet the income requirements as per the National Rental Affordability Scheme
- Be aged 18 years or older; and
- Sign a 12 month tenancy agreement with Argyle.

**How much will it cost?**

When commencing an occupancy or tenancy agreement with us, you will have to pay:

- Two weeks rent in advance (this includes the utilities levy at Ainslie Village); and
- A bond (an interest-free bond loan may be available).

Your weekly rent and costs payable to Argyle will include:

- Rebated rent which is capped at 25% of your assessable income (Ainslie Village, Kalorama and Common Ground Social Housing residents);
- 74.9% of market rent for the unit (Common Ground Affordable Housing residents);
- 100% of the Rent Commonwealth Rent Assistance payment (if you are eligible); and
- A utilities levy (Ainslie Village shared accommodation).

**How can I get involved?**

There are a number of ways you can get involved. These include participating in:

- Resident forums and providing input into the direction of our organisation and services;
- Contributing to our resident newsletters; and
- Participating in our ‘rent in advance’ reward scheme.

**Ainslie Village**

A large number of services and activities are provided at Ainslie Village including:

- Internet café. Residents can become an internet café coordinator, assisting with opening and closing the café, assisting others with their computing skills or simply accessing this free service.
Residents’ Workshop. Residents can participate in woodwork, push-bike repairs and a range of activities on-site.

Art and Craft Room. Residents can assist with opening and closing the program, overseeing and encouraging other participants.

Gardening. Residents can participate with others to grow seasonal vegetables, plants and shrubs.

Volunteering. Residents are encouraged to participate and assist management with numerous tasks such as: opening and closing communal laundries and facility rooms, keeping the site clean and tidy, small maintenance duties, preparation of vacant rooms, assisting with delivery of weekend newspapers.

Site Social Events. Residents are encouraged to assist with the planning and preparation of all social events such as site barbecues and Christmas celebrations.

Fire Wardens. Learn new skills by attending training and trial evacuation exercises.

Kalorama Seniors Living, Conder

Residents are encouraged to participate in their own community and join the residents’ committee.

The villas are set in fully maintained landscaped gardens, equipped with outdoor seating and community conversation nooks. Residents who enjoy gardening are encouraged to plant out their own front and rear courtyards.

The on-site community room with a full kitchen provides the venue for social occasions throughout the year. Argyle encourages the Kalorama residents to be involved in their community through tenant participation events, such as Christmas functions, outings and guest speakers to talk about relevant topics of interest.

Common Ground

Residents have access to extensive internal and external common areas along with onsite community & tenancy support services.

Common areas include

- Art room
- Computer work stations
- Expansive open kitchen
- Entertainment room with large TV
- Library
- BBQ
- Veggie gardens
How can I contact Argyle?

**Ainslie Village:** Ph: 02 6162 6800  
E-mail: AinslieVillage@argylehousing.com.au  
Visit: 23 Quick St, Campbell ACT 2612

**Conder:** Ph: 0488 049 259  
E-mail: Kalorama@argylehousing.com.au  
Visit: Sidney Nolan St Lanyon ACT 2906

**Common Ground** Ph: 0488 049 259  
E-mail: commonground@argylehousing.com.au  
Visit: 130 The Valley Avenue Gungahlin NSW 2912

**Head Office:** Ph: 02 4861 2753  
E-mail: Bowral@argylehousing.com.au  
Visit: Level 1, 32-36 Wingecarribee St Bowral NSW 2576

Further Information

For more assistance on Housing ACT matters, please telephone 133 427.

**Accessibility**

The ACT Government is committed to making its information, services, events and venues, accessible to as many people as possible.

If you have difficulty reading a standard printed document and would like to receive this publication in an alternative format – such as large print or audio – please telephone (02) 6205 0282.

If English is not your first language and you require the translating and interpreting services – please telephone 131 450.

If you are deaf or hearing impaired and require the National Relay Service, phone 133 677 then ask for 133 427.