

HEALTHY AND INCLUSIVE  
COMMUNITY  
SOCIAL JUSTICE  
HOLISTIC CARE  
*PARTNERSHIPS*  
RESPONSIBILITY  
COLLABORATION  
ACCOUNTABILITY  
**EQUITY & ACCESS**  
PROMOTE HEALTH *Wellbeing* AND  
*SOCIAL INCLUSION*  
*Respect* EQUALITY  
INTEGRITY CARE  
RESPONSIVE

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**each housing**

annual report 2012

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**each Housing** acknowledges Aboriginal and Torres Strait Islander people as the traditional owners of the land. We pay our respects to their elders, past and present.

We particularly acknowledge the people of the Kulin Nation in the Melbourne Region, the Dunghutti and Birapi people of the Mid North Coast New South Wales and Kamilaroi people of the New England region, as the traditional owners of the lands where **each** provides services.

Respect and dignity are the rights of all people and so we acknowledge with deep sorrow the dispossession, injustices, mistreatment and failure to understand, respect and value the cultural beliefs of Aboriginal and Torres Strait Islander people, both in the past and continuing today. We seek the assistance of Aboriginal Elders and Community members in strengthening our understanding of their culture, needs and aspirations so that we may work together to create a healthy and inclusive community for all.



The **each** reconciliation working group.

## CHAIR & CEO REPORT

2011/12 has been a very significant year for **each Housing Limited (EHL)** and we are already looking forward to 2012/13 with great anticipation.

Our commitment to growth is being realised. **EHL** has secured funding from the Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) to develop two unique and innovative social housing projects for people with profound and severe disabilities. These projects are scheduled to be completed in the 2013/14 financial year and support our commitment to broaden the diversity of our tenant group. We have been able to plan these projects in partnership with potential tenants – an invaluable process to ensure designs will match their needs. More information about the projects can be found on page 6.

In addition to obtaining funding to build these eight new housing units, **EHL** continues to seek additional housing stock for our clients as we recognise that secure, affordable housing is an unmet need in the community and one of the key social determinants of health.

As a strategy to increase the knowledge and skills base of the Board, to strengthen succession planning, and in recognition of the actual and projected growth of **EHL**, we have appointed two new Directors to the Board in 2011/12. We welcome Shane Smith and Dawn Inman-Wyness who bring a wealth of expertise relevant to the Housing sector to the Board of **EHL**. We would also like to take this opportunity to thank all our Board members and staff for their continued contribution and commitment to **EHL** throughout the year.



Judith Woodland  
Chair, Board of Directors



Peter Ruzyla  
CEO

## BOARD OF DIRECTORS

### JUDITH WOODLAND

#### Qualifications

- Qualified Speech Pathologist
- Postgraduate Certificate in Assessment & Evaluation

#### Special Responsibilities

- Chair, **each Housing Ltd**
- Deputy Chair, **each**

### LES SMART

#### Qualifications

- Certified Practising Accountant (retired)
- Registered Auditor (retired)
- Inspector Municipalities (retired)

#### Special Responsibilities

- Chair, **each**

### DOROTHY BARBER

#### Qualifications

- Bachelor of Social Work

### DAVID AGNEW

#### Qualifications

- Barrister & Solicitor
- Graduate Diploma Legal Studies

#### Special Responsibilities

- Treasurer, **each Housing Ltd**
- Treasurer, **each**

### SHANE SMITH

#### Qualifications

- MBA
- Bachelor of Business

### DAWN INMAN-WYNESS

#### Qualifications

- Certified Practising Accountant
- Registered Nurse – RN1

Director	Judith Woodland	Les Smart	Dorothy Barber	David Agnew	Shane Smith	Dawn Inman-Wyness
Meetings Attended	10	9	11	9	9	5
Eligible to Attend	11	11	11	11	11	5



# SERVICE PERFORMANCE

2010/11	2011/12	
95%	96%	Average occupancy
0.7%	0.65%	Rent arrears
2.75	2.76	Average length of tenancy (years)
34	36	Tenants
51	50	Occupants
27	26*	Properties

*\*One property was reclaimed  
by the Office of Housing.*

## TENANTS' REFERENCE GROUP

The **EHL** Tenants' Reference Group was developed in 2011 in response to the need for tenants to connect with **EHL** and provide an avenue for feedback on their living arrangements. A forum was held in March 2011 to receive views from tenants regarding the value of a Tenants' Reference Group and those who attended were keen to have the group established. Research also identified that Tenant Reference Groups were a successful means for engaging tenants, however, they have historically had varying success across organisations for a variety of reasons.

The first Tenant Reference Group meeting was held in June 2011 and a further three meetings have been held in late 2011 and early 2012 with varying attendance at each meeting.

The meetings have a set agenda and tenants have chaired the meetings on occasion. Topics have included:

The sharing of a motor mower across several houses

Maintenance issues and how these are addressed

Rent increases

Introduction of awnings and ceiling fans to properties

Community happenings – free events that are happening in the local community

Development of a tenant page on the **each** website where minutes and information can be posted (currently under development)

Tenants have shared specific issues they have experienced with regard to their mental illness and how it has impacted on their living situation; this provided a good opportunity for tenants to support each other and discuss potential solutions to the issues they face.



## VENUS BAY AND GREENWOOD AVENUE

**each** Housing Ltd (**EHL**) will receive \$3.1M through the Department of Families, Housing, Community Service and Indigenous Affairs' (FaHCSIA) Supported Accommodation Innovation Fund for two separate projects being developed during 2012–2014.

**EHL** will develop six self-contained, supported accommodation units in Ringwood (model pg.9) and two supported accommodation units in Venus Bay (see opposite) for people living with severe and profound disabilities. Each tenant will have their own fully self-contained, two bedroom unit to provide privacy and autonomy.

Both developments will also include on-site carer's accommodation, a shared space available to tenants and accessible outdoor living spaces will form part of the design.

The projects aim to allow each person to live as independently as possible and incorporate environmentally sustainable designs and the latest in supportive technology for people with disabilities. Both developments will meet the requirement of a platinum rating against the Livable Housing Design Guidelines.

To ensure a separation between the provision of housing and the provision of independent living support, we have partnered with Housing Resource & Support Service Inc. (HR&SS) for the Greenwood Avenue development and Ability Dignity Access Management (ADAM Inc.) for Venus Bay.

The service model places each person in charge of all decisions regarding their day-to-day supports and is based on independent yet co-operative living, providing the freedom to structure their day according to their own needs and desires. Where a person requires, or desires, the involvement of their family or other supporters in these decision making processes, this will be encouraged and supported.

The on-site coordinator will provide as much or as little support as each person requires to live independently. Support will also focus on the development of the necessary skills to contribute to the tenancy group and advocate on their own behalf.





# FINANCIAL PERFORMANCE

## SUMMARY INCOME STATEMENT

2010/11 (\$)    2011/12 (\$)

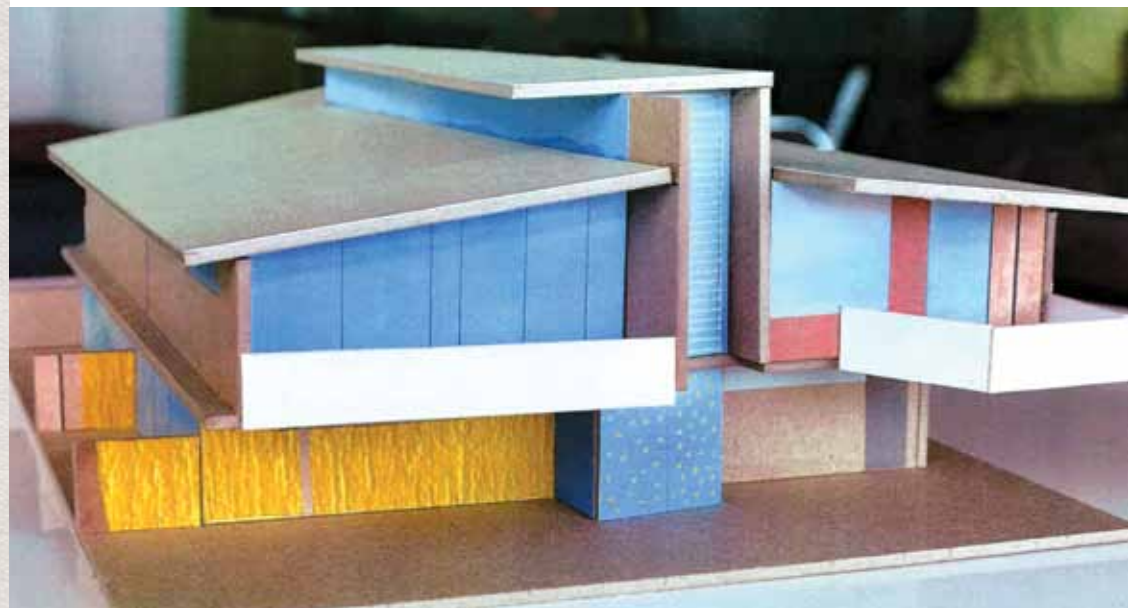
234,534	229,958	Revenue from Operations
-	-	Non Operating Income
234,534	229,958	Total Income
233,647	227,449	Total Expenses
887	2,509	<b>Deficit / Surplus</b>

## ASSETS

29,120	303,120	Cash & Cash Equivalents
-	-	Property, Plant & Equipment
-	6,320	Trade & Other Receivables
29,120	309,440	<b>Total Assets</b>

## LIABILITIES

20,131	293,981	Trade & Other Payables
2,863	6,824	Short Term Provisions
-	-	Non-Current Liabilities
22,994	300,805	Total Liabilities
6,126	8,635	<b>Net Assets</b>



Model of the Greenwood Avenue development by architect Wendy Hastrich.



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