

ANNUAL REPORT

2021-2022



About EACH Housing

Our Vision

Housing for a healthy and inclusive community.

Our Purpose

To provide secure, safe housing to enable people to build healthy, independent lives.

Our Values & Behaviours

Our values are demonstrated by measurable behaviours. Together, our values and behaviours articulate how we ‘think’ and ‘act’ to fulfil our purpose.

| | |
|-------------------|--|
| WE CARE | We welcome you with empathy and hope. We believe making change is possible for everyone. |
| WE LISTEN | We take time to understand you, your experience and your culture. |
| WE LEARN | We work with you and the people important to you. We evaluate our actions and always seek to improve. |
| WE DELIVER | We have a ‘can do’ attitude and find ways to say ‘yes’. We do what we say we’re going to do. |

EACH Housing, a subsidiary of EACH, is a registered community housing provider delivering stable and affordable housing to those most in need. We also recognise the need for our renters to receive dedicated support as needed throughout their tenancies to be able to maintain their accommodation and to maximise their opportunities. Our properties are primarily located in the Inner and Outer East, South and South East of Melbourne.

Contents

| | |
|---|----|
| Acknowledgement | 4 |
| Welcome to Natalie Sullivan | 5 |
| Board Chair & CEO Message | 6 |
| Board of Directors | 8 |
| Farewell and thanks | 9 |
| Our Highlights | 10 |
| Homes for Families | 11 |
| Dan's Story | 12 |
| Acknowledgment of Funding Support | 13 |
| Financial Summary | 13 |



Acknowledgement

We begin by acknowledging the traditional custodians of the land on which we work, and we pay our respects to Elders past and present.

We acknowledge the sorrow of the Stolen Generations and the impacts of colonisation on the Aboriginal and Torres Strait Islander people. We recognise the resilience, strength and the pride of the Aboriginal community and encourage and support emerging leaders.

Welcome to Natalie Sullivan



While we all transition out of a pandemic, another significant transition we had this past year saw EACH Housing farewell Peter Ruzyla as CEO in December 2021 and warmly welcomed Natalie Sullivan to the EACH Housing team. Natalie thoroughly enjoyed spending much of her early months in the role getting out and about to meet many of our teams and renters. These valuable early interactions provided insight into the depth and breadth of services EACH and EACH Housing provides to the community. Natalie has also spent considerable time getting to know and understand our partners and stakeholders, ensuring that we continue to work collaboratively to deliver positive changes in the community.

We welcome Natalie to EACH Housing and look forward to continuing to work closely with her.

Judith Woodland – Chair

Board Chair & CEO Message

As we transition into a post-COVID era, EACH Housing has continued to support vulnerable Victorians with safe, affordable, and supported housing as they face rising cost of living pressures. Our seamless, integrated service approach has ensured that our renters have secure housing and their health and wellbeing are well supported.

These vital services are made possible by the close partnership EACH Housing has with its parent company EACH, who offer a range of health and support services that work to improve the lives of our renters. A great example of this is our Homelessness to a Home (H2H) program. H2H assists community members placed in emergency hotel accommodation during the pandemic to move into their own homes with additional support to help them maintain their new tenancies and their health and wellbeing.

In addition to providing the H2H service, we are delighted to partner with Anglicare Victoria to deliver the Victorian Government's additional Homes for Families (H4F) program, which provides housing and support services for

families experiencing homelessness as a result of the pandemic.

Once again, we extend our thanks to the staff of EACH Housing for their dedication and hard work and we acknowledge our Board Members for their stewardship and support. We would also like to thank all EACH Housing renters, we encourage you to provide feedback on our service, or any other EACH service. You can do so via 1300 003 224, each.com.au or feedbackandcomplaints@each.com.au, or by visiting your local EACH site.

We thank CHIA Vic and PowerHousing Australia for guiding the sector, and we remain committed to working with the community sector to support people in accessing safe, affordable and stable housing.

Judith Woodland
Chair

Natalie Sullivan
CEO



Judith Woodland Chair (left) and Natalie Sullivan CEO (right)

Board of Directors



Judith
Woodland



Luke
Guthrie



Liz
Ronson



Andrew
Gosbell

Judith Woodland

(Chair, EACH Housing Limited)

Judith has experience in both the community and public sectors through an evolving career with experience in direct service delivery, management of multidisciplinary teams, and state-wide program management and policy development. She moved into consulting, with a particular interest in the many facets of evaluation and planning. She worked with governments and organisations to help them use evaluation to improve their processes and outcomes. Consulting in the social housing and homelessness sectors gave her an understanding of both community and government perspectives. Judith is also the Chair of EACH.

Liz Ronson

Liz joined the EACH Housing Board in July 2022 and is a highly skilled development professional with almost 25 years' experience in some of Australia's most successful residential property businesses. Liz has overseen development portfolios in Western Australia, Victoria, Queensland and New South Wales. She specialises in residential assets and is also experienced in commercial, industrial and infrastructure delivery.

Luke Guthrie

Luke has over 20 years of international financial and executive experience across the property development, real estate, investment management, funds management and construction sectors. Luke is an Advisory Board member of Hytile which is a manufacturer of equipment for the roofing and solar industries. Luke holds a Graduate Diploma in Applied Finance & Investment, Diploma of Financial Services and Bachelor of Commerce (Accounting and Finance).

Andrew Gosbell

Dr Andrew Gosbell is an Advisor to the associations and charities sector, providing consultancy services to for-purpose organisations. He has over 30 years of experience in health and related sectors, with skills in patient care, research, policy and advocacy, and education and training, in a range of roles including project management, senior management, consulting and governance. Andrew is enthusiastic to be part of EACH Housing as the organisation is making a positive impact in his community and communities across Australia.



Grant
Divall

Grant Divall

Grant is a registered Architect with a small multi-disciplinary design practice established in 2003. Grant has a depth of knowledge and experience in the community housing sector, firstly as Chief Architect and General Manager Community Development at Gumala Aboriginal Corporation and then National Housing Development Manager for YWCA Australia. Grant has also served the Banjima, Yinhawangka and Nyiyaparli people of the Pilbara Region in Western Australia, delivering projects that included Indigenous housing, early learning facilities, community centres, cultural tourism facilities, commercial office space, landscaping and native bush regeneration.

Farewell and thanks



Dawn Inman-Wyness resigned from the Board during the year. Dawn has been a long-standing member of the EACH Housing Board, we thank her for her valuable contribution and commitment over the years and wish her the best for future endeavours.

- Judith Woodland

Our Highlights

9.4
OUT OF **10**

Renters would recommend EACH Housing to friends or colleagues.

66,343

Nights of affordable accommodation provided

99.8%

**AVERAGE
OCCUPANCY**



128

Renters provided with integrated housing and support services

109

**CHILDREN
HOUSED**

72%

of renters were satisfied, or very satisfied, with their housing

72%

of renters were satisfied, or very satisfied, with the housing services provided

80%

of renters agree, or strongly agree their home has improved their wellbeing

91

Properties leased from the private rental market



Homes for Families

EACH Housing is proud to be partnering with Anglicare Victoria and the Victorian Government in the delivery of the Homes for Families (H4F) program. This program will allow EACH Housing and Anglicare to work closely together in providing safe, affordable housing and support services to approximately 40 families across the southern suburbs of Melbourne.

State-wide, the H4F Program will provide up to 250 families with children experiencing homelessness who were residing in emergency accommodation due to the coronavirus (COVID-19) pandemic as at or on 25 October 2021 with access to safe, affordable, medium- and long-term housing with wrap around support services.

Following Housing First principles, the primary aim of the H4F program is to house families as quickly as possible in their community of choice, ensuring stability and security.

It is through this initiative, that EACH Housing has been able to provide safe housing to over 100 children living in the Southern suburbs of Melbourne.

Dan's Story

This year we ran the inaugural EACH Housing Garden Competition, allowing renters to showcase their gardens, including terraces, veggies patches or any other vegetation that is nurtured.

We know that engaging in gardening activity has many benefits to mental and physical health, so we encourage our renters to incorporate greenery into their homes, even if it's some pot plants!

You can see more pictures of wonderful gardening efforts of renters on the back cover of this report.

Dan, a renter in our Homelessness to Home (H2H) program, decided to enter the competition.

After spending 16 months living in emergency accommodation, Dan, 43 years old, was referred to H2H by a Support Worker. Having struggled with substance abuse and mental ill-health, Dan stayed in several emergency motels and shared accommodations, some of which he refers to as "scary places that make you feel even more stigmatised and afraid to reach out for help."

H2H was a sign of hope for Dan. For the past 18 months, Dan has lived in a comfortable and safe home with amenities, local access to public transportation, food, and shopping facilities,

as well as local recovery services which he has successfully been committed to throughout his recovery journey.

Aside from helping Dan continue his recovery process in a safe environment, the H2H program has enabled him to start jogging and visiting the local gym. He has also discovered new things about himself, such as a knack for gardening, being one of the winners in the EACH Housing Garden Competition in the category of Best Balcony Garden!

For Dan, H2H has played a crucial role in his recovery by providing a sense of hope.

"Every morning, I open the curtains and my heart fills with gratitude, it's a wonderful way to start the day."



Acknowledgment of Funding Support

We would like to acknowledge that the services we deliver are made possible by funding from the federal and state governments and partner organisations including:



We would also like to acknowledge our service delivery partners:



Our sincere thanks to the following community partners and organisations that have supported us through 2021-22:

- Power Housing Australia
- CHIA Victoria
- CHIA Australia
- Bright Church
- CWA Wandin
- City of Casey
- City of Knox
- Claro Aged Care and Disability
- Experience Life
- Direct Link
- Eastern Disability Housing Network
- Eastern Homeless Service System Alliance
- K&G Property Improvements
- Whitehorse Plumbing
- Rees Plumbing
- All Hours Property Maintenance

Financial Summary

EACH's Financial Statement 2022 can be found at: eachhousing.com.au/about/publications/



each
HOUSING

☎ 1300 003 224 🖱 eachhousing.com.au

📘 facebook.com/eachsch 🐦 twitter.com/eachsch ▶ youtube.com/eachsch

While every effort has been made to ensure the accuracy of information in this publication, the publisher assumes no responsibility for errors or omissions or any consequences of reliance on this publication.