

EACH Housing

# Annual Report

2022-2023

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# Acknowledgement of country



We acknowledge the Traditional Custodians of the diverse lands, skies and waterways across Australia and pay our respects to their Elders past, present and emerging.

We extend our respect to all Traditional Owners, and to Aboriginal and Torres Strait Islander Peoples – their Elders, cultures and heritages – and their right to determine their own futures.

EACH recognises that sovereignty was never ceded and acknowledges the continuing impact colonisation has had on Aboriginal and Torres Strait Islander Peoples and Communities.

We also acknowledge the knowledge and skills of our Aboriginal and Torres Strait Islander staff who are currently working, and have previously worked, at EACH and EACH Housing.



**Doom, daru, doomu - Yesterday, today, tomorrow by Rocko and Jack Langton**

# CEO & Chair message

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Rising interest rates, escalating living expenses, surging construction costs and other factors conspired to make housing affordability the big conversation and the big concern in our sector and across the nation in 2022-2023.

We're proud to have provided 271 Victorians with safe, supported, and secure housing at this difficult time. In addition, an integrated service approach with our parent company EACH ensures our renters have access to a range of health and support services that help to improve lives.

This period saw the conclusion of the emergency COVID housing Homelessness to a Home (H2H) program, which has seen all Renters in the program successfully housed in long term community and public housing. The Homes for Families (H4F) program continues to support families to secure long-term public and community housing.

When individuals have access to stable housing, it significantly enhances their health and overall wellbeing. This, in turn, contributes positively to the cohesive social fabric of our communities.

The EACH Housing 2022-23 Annual Report provides a snapshot of our work to ensure vulnerable Victorians have a place to call home. 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 also wish to sincerely thank Judith Woodland, former Chair and Board Member, for many years of devoted service to our cause. Judith led us through growth, many major reforms, and the challenges of a global pandemic prior to her retirement in 2023. In recognition of her commitment, invaluable contribution and dedication to our organisation and the communities we serve we are delighted to grant Judith honorary Lifetime Membership to EACH Housing.



**Natalie Sullivan**  
CEO



**Luke Guthrie**  
Chair



# Our business

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We are a for-purpose registered housing provider that offers stable and affordable housing to those most in need. Our mission is to provide a genuine neighbourhood environment for people experiencing housing insecurity.

However, we offer more than just bricks and mortar. We also provide health and wellbeing support through an integrated and coordinated approach to address the whole-of-life needs of our renters.

We 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.

## Our Vision

Housing for a healthy and inclusive community.

## Our Mission

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

EACH Housing is a subsidiary of the parent organisation EACH Ltd, which provides an integrated range of services in Mental Health, Primary Care, Child Youth and Family Wellbeing, Early Childhood Approach, Older Adults and NDIS across Australia's eastern seaboard. Learn more about EACH at [www.each.com.au](http://www.each.com.au).

# Our values

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## 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 experiences and your culture.

We work with you and the people important to you, to build the right support.



## We Learn

We evaluate our actions and always seek to improve.



## We Deliver

We do what we say we're going to do.

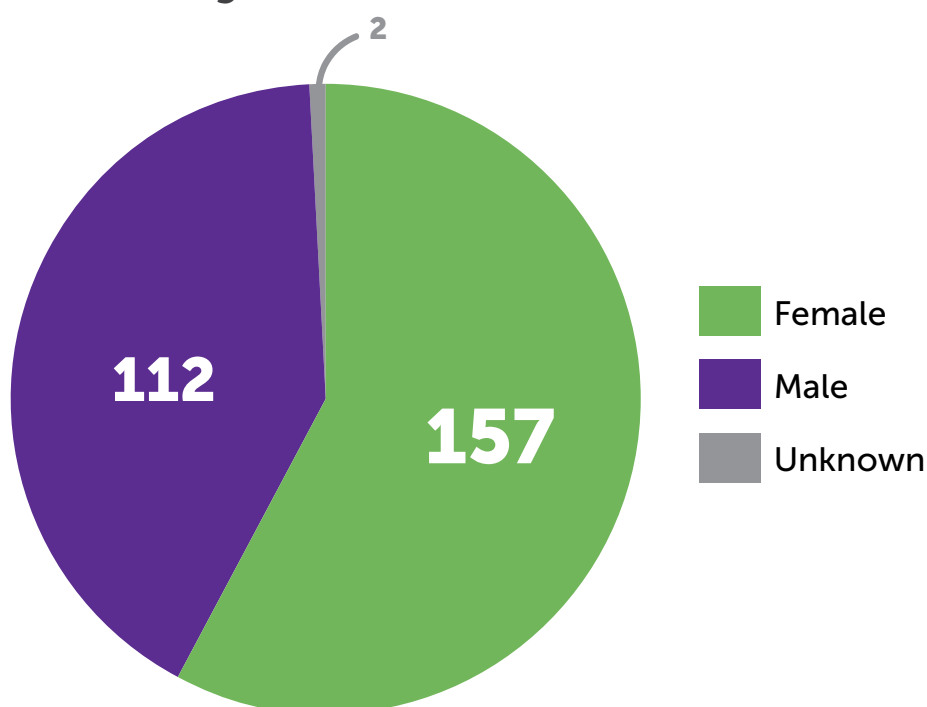
# Our reach

In the 2022-2023 financial year:

**271** people were housed in secure housing in Victoria

**107** of our residents were children

Residents' gender:



**18** of our renters identify as being Aboriginal and/or Torres Strait Islander

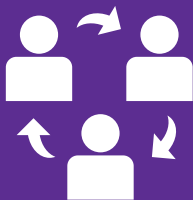
# Our impact

41,325

Nights of affordable accommodation provided

85%

Tenant satisfaction - housing services



122

Renters provided with integrated housing and support services

98%

AVERAGE OCCUPANCY



Urgent requested repairs undertaken on time

100%



Tenant complaints resolved within 30 days

100%

163

Tenancies

60

Long Term

103

Transitional



# Our Renters - Tameka's Story



Tameka knows firsthand the impact of family violence and not having a place to call home. Born in the ACT, Tameka was exposed to family violence until her mother surrendered her at just 11 months old to the Department of Families, Fairness, and Housing, who entrusted her care to her grandparents.

Her grandparents provided a stable home for Tameka until she turned 12, but her life took a turn as they became unable to care for her.

A period that should have marked her transition from childhood to adolescence was instead a vicious cycle of going between foster care, homelessness, and drug dependency.

***"I was 13 when I began using drugs, moving between foster care and homelessness, doing whatever I could to survive,"*** Tameka recalls.

Seeking support, Tameka entered a rehabilitation program at 16. She achieved sobriety by 18, eagerly anticipating a new beginning. At 20, Tameka welcomed the birth of her son, Sebastian, as an opportunity for a fresh start.

***"Sebastian is my world, and I had to do what it takes to protect him,"*** says Tameka.

However, this new beginning was soon disrupted by family violence when her sister entered their lives. Fearing for their safety, Tameka packed their bags and fled the ACT.

***"I had housing at this point, but my sister would find out where we lived making it scary and difficult. So, I packed my life into a bag and fled as far as possible to avoid being found."***

In 2022, Tameka moved to Melbourne and initially stayed with a former foster parent.

When the foster parent decided to return to the ACT, Tameka had no choice but to seek emergency accommodation for her and Sebastian.

Searching for long-term housing, Tameka turned to various family services. However, she continued to be placed in emergency accommodation until she eventually secured a place with EACH Housing.

***"EACH Housing has provided a safe and secure roof when I couldn't find one,"*** Tameka explains. ***"It offers hope when you feel like giving up."***

***"Without access to EACH Housing, Tameka fears for her and her son's safety."***

***"If I didn't have this housing, I would have to return to the ACT, and my life would be at risk."***

Today, Tameka enjoys a secure and safe home, has a fulfilling job that she loves, and has enrolled her son in kindergarten. She feels supported without judgment and is no longer alone or isolated.

# Our Financial Summary

Our financial outcome this year is a deficit of \$1,391,060. This outcome is a result of an asset impairment expense of \$1,707,671, which without we would have had an operating surplus of \$316,611. For full details please see our 2022/23 Financial Statement on the publications page at [www.eachhousing.com.au](http://www.eachhousing.com.au).

	2021/22	2022/23
Revenue from Operations	1,598,351	1,967,869
Non Operating Income	2,353	104,445
Capital Grants	2,276,229	1,793,802
Total Revenue	3,876,933	3,866,116
Total Expenses	(3,446,547)	(5,257,176)
Surplus/(Deficit)	430,386	(1,391,060)
Other Comprehensive Income	1,927,519	-
Total Comprehensive Income / (Loss) for the year	2,357,905	(1,391,060)

Assets	2021/22	2022/23
Cash and Liquid Investments	1,672,621	2,699,236
Property, Plant and Equipment	11,281,060	9,882,796
Other Assets	904,966	1,062,225
Total Assets	13,858,647	13,644,257

Liabilities	2021/22	2022/23
Trade and Payables	123,033	143,353
Provisions	28,148	30,363
Other Liabilities	4,872,917	6,027,052
Total Liabilities	5,024,098	6,200,768
Net Assets	8,834,549	7,443,489

# 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 2022-23:

- Power Housing Australia
- CHIA Victoria
- CHIA Australia
- Bright Church (Wantirna)
- Eastern Disability Housing Network
- Eastern Homelessness Service System Alliance
- Canvas Projects
- Moores Legal
- Legal Vision
- Complete Carpet - Bayswater
- Whitehorse Plumbing
- All Hour Property Maintenance
- K&G Property Improvements
- CLG Electrics
- Melbourne Experience Cleaners
- GK Painters and Decorators
- Chintaro



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