

A man with short dark hair and a slight smile is looking towards the camera. He is wearing a dark blue jacket over a plaid shirt. The background shows a brown wooden house with a corrugated metal roof, a concrete path, and several potted plants in a garden. The scene is outdoors with trees and a clear sky.

each housing ltd.
annual report
2015

each
HOUSING

VISION

HOUSING FOR A HEALTHY AND INCLUSIVE COMMUNITY

MISSION

TO PROVIDE A GENUINE NEIGHBOURHOOD ENVIRONMENT FOR PEOPLE EXPERIENCING HOUSING INSECURITY.

THE VISION AND MISSION OF EHL ADVOCATE THAT PROVIDING HOUSING IS NOT ENOUGH – WE MUST ENSURE A NON-STIGMATISED ENVIRONMENT AND THAT THE TENANTS OF EHL HAVE A FEELING OF INCLUSION AND PARTICIPATION IN THEIR NEIGHBOURHOOD.

ALTHOUGH A RELATIVELY SMALL PLAYER IN SOCIAL HOUSING, EHL PLAYS A VERY IMPORTANT ROLE IN ITS PROVISION OF HOUSING TO A SPECIALISED SECTOR IN THE OUTER EAST OF MELBOURNE. THROUGH AN INTEGRATED PROCESS, EHL TENANTS ARE PREDOMINANTLY REFERRED BY EACH CLIENT SUPPORT TEAMS WHO CONTINUE TO SUPPORT MOST TENANCIES AFTER THEY ARE SECURED. THIS CONTRIBUTES TO A HOLISTIC APPROACH IN THE MANAGEMENT OF EACH'S CLIENTS.



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about each housing



EACH HOUSING IS A SUBSIDIARY OF EACH

EACH Housing provides affordable, safe and secure accommodation for people who are marginalised, particularly those with complex needs. We work in partnership with support providers to ensure our tenants receive assistance when needed to enable them to live independently in their community.

EACH Housing, established in 2008, is a subsidiary of EACH. For over 40 years EACH has been serving the community providing a comprehensive range of services that address physical, mental and psychosocial needs at a community and primary care level. With a commitment to integrated and coordinated service provision, EACH Housing works with support services to ensure its tenants have a range of support services to provide seamless, coordinated care. This holistic approach is particularly important to support our tenants

with complex needs to create a stable and secure environment.

Our residences are located in the outer eastern suburbs of Melbourne in the council areas of Maroondah, Yarra Ranges and Knox with one further residence in Venus Bay. Of our 29 properties, which house 50 occupants, seven are wholly owned by EACH and 22 are owned by the Department of Health and Human Services (DHHS) and managed under a lease arrangement.



acknowledgment



We acknowledge Aboriginal and Torres Strait Islander people as the traditional custodians of the lands and waters of Australia.

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.

board chair & ceo



In developing our 2015-2020 strategic plan, the 'EACH Housing Limited (EHL) Board has committed to continued growth, with the goal of doubling our social housing portfolio over the next five years. The strategy is greatly enhanced by the commitment of our parent company, EACH, to use its assets to create opportunities for increased social housing stock. Both EHL and EACH are driven by a social model of health, whereby secure accommodation is one of the vital factors for a person's health and wellbeing. EHL aims to provide a genuine neighbourhood environment for people experiencing housing insecurity.

EHL continues to receive significant support from its parent company EACH in the way of "back of house" services. EACH has also provided the land for our new developments. Together we are working to improve the health and wellbeing of the communities in which we work.

The roll out for the NDIS will give people with disabilities much more flexibility in obtaining the supports needed for them to live their lives in the ways that they choose. It is predicted that there will be a large unmet housing need among people for whom capital funding is unavailable. This means there will be even greater demand and more pressure on organisations like ours to find ways to house people choosing to live independently in the community. As a housing provider, EHL is developing new partnerships with organisations supporting people on a day to day basis.

We would particularly like to put on record our appreciation of, and thanks to, staff and the EHL Board.

Judith Woodland
Chair, Board of Directors

Peter Ruzyla
CEO

management report



The significant lack of social housing in Victoria continues to put reliance on community housing organisations such as EACH Housing. Reports indicate a shortage of about 80,000 social housing units in Victoria. EACH Housing is committed to continued lobbying for government solutions but is also committed to further growth of its own portfolio to provide as much support as possible to those in need of affordable and secure housing.

Although EACH Housing is a small player in social housing, it plays a very important role in the provision of housing to a specialised sector with housing priority given to people with disabilities, particularly those with mental illness.

With the unmet demand in social housing, we are very pleased with the current status of our housing developments and strong support from the EHL Board to continue the growth of our housing portfolio. The EACH Board has provided a substantial financial commitment for the further acquisition / development of housing over the next few years.

The management of our tenancies continues to be a joy in being able to assist our tenants in establishing a more stable life with secure accommodation. The Support Team from EACH's Mental Health Division provides our tenancy referrals and continues to work closely with the tenants. We aim for our tenants to have housing sustainability to support the development of their health and social inclusion. Close to 25% of our tenants have lived in their accommodation for over five years and 10% for over ten years. Over the next year we will aim to develop stronger community engagement for our tenants.

We have continued to work closely with our regulators, the Department of Health and Human Services and the Housing Registrar, greatly appreciating their support for our organisation. The Community Housing Federation of Victoria has continued to be a strong advocate for the industry for which all housing agencies have been grateful.

Lesley Tarves
Director



LES SMART | PETER RUZYLA | JUDITH WOODLAND | DAVID AGNEW | DOROTHY BARBER | DAWN INMAN-WYNESS

BOARD MEETINGS

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

board of directors

Judith Woodland (Chair)

Judith gained 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 evaluation and planning. She worked with all levels of government and worked alongside organisations to help them use evaluation to improve their processes and outcomes, operating in a range of sectors including health, welfare, community services and education.

Les Smart

Les has more than 50 years of business experience involving professional accounting, tax, audit and management with former directorates and/or senior management roles in companies involving insurance, agriculture pursuits including indigenous projects, private equity management, educational materials, publishing, construction, property development and building material infrastructure in Australia and internationally.

Dawn Inman-Wyness

Dawn has non-executive directorship experience in corporate governance, financial accounting, aged care, retirement villages, health, mental health, not for profit, homelessness, housing and quality improvement systems.

She has broad experience in accounting, auditing and financial management, with direct experience with health care, aged care, accreditation, financial consulting, change management, venture capital, risk management and start-up companies. Dawn is a member of the Victoria Division of Healthcare Special Interest Committee with the Australian Institute of Company Directors.

David Agnew (Secretary)

With more than 25 years' experience as a corporate lawyer and as a senior manager working at Westpac, Myer and AXA/National Mutual, David's career took a completely different direction when he joined the not-for-profit sector in 2001.

He spent 4 years as the Director, Corporate and Major Gifts Fundraising at The Salvation Army, 2001 - 2004.

In 2005 he was appointed as the CEO of Very Special Kids (an organisation providing counselling and support services including respite and end of life care for children with life threatening illnesses), a position he held for 8 years until his retirement in 2013.

Shane Smith

Shane has an extensive background in capital development, asset management, risk management and strategic planning, having worked in both the government and not-for-profit sectors for almost 20 years. He is currently the Head of Corporate Services at Wesley Mission Victoria, responsible for Asset and Facility Management, Procurement, Contract Management, Legal Services and ICT for the organisation.

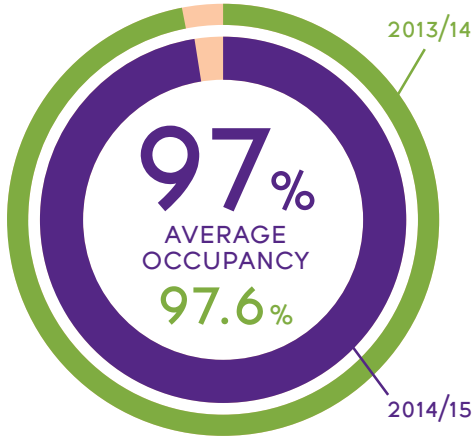
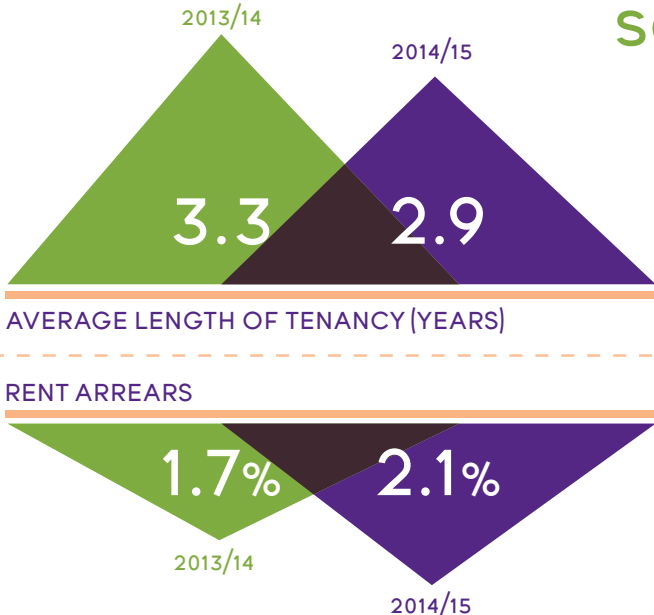
Dorothy Barber

Dorothy worked for many years as a social worker with extensive experience in state and commonwealth government agencies and the non-government sector. She has strong networks in the community and is a strong advocate for inclusiveness and local supports through community projects and groups.

financial performance

	2014/15 (\$)	2013/14 (\$)	
SUMMARY INCOME STATEMENT	317,795	243,257	REVENUE FROM OPERATIONS
	287,679	75,194	NON OPERATING INCOME
	605,474	318,451	TOTAL INCOME
	400,360	327,034	TOTAL EXPENSES
	205,114	(8,583)	SURPLUS/(DEFICIT)
ASSETS	3,066,492	3,373,207	CASH & CASH EQUIVALENTS
	105,270	95,533	PROPERTY, PLANT & EQUIPMENT
	12,448	16,943	TRADE & OTHER RECEIVABLES
	3,184,210	3,485,683	TOTAL ASSETS
	LIABILITIES	2,968,489	3,468,696
1,244		11,768	SHORT TERM PROVISIONS
4,144		-	NON-CURRENT LIABILITIES
2,973,877		3,480,464	TOTAL LIABILITIES
210,333		5,219	NET ASSETS

service performance



41
TENANTS
2014/15



51
OCCUPANTS*
2014/15

39
TENANTS
2013/14



48
OCCUPANTS*
2013/14

29
PROPERTIES
2014/15



27
PROPERTIES
2013/14



*OCCUPANTS INCLUDE TENANTS AND DEPENDENTS



property development

With an extreme shortage of appropriate housing, about 7,000 young Australians with disabilities are currently living in age care facilities. We are very pleased to have recently completed one residential project and have two others underway which will provide tenancy for a total of nine people with severe and profound disabilities to live independently in a place they can call home.



Ringwood

Following significant and lengthy work on meeting planning requirements the soil was finally turned to commence construction of a six unit residence with carer's quarters. Construction has been made possible through a grant from the Federal Government through the Supported Accommodation Innovation Fund to develop housing on EACH's existing land.

EACH Housing has had significant input from a reference group through Independent Disability Services and has worked closely with Maroondah Council on the \$2.5 million development, ensuring that the plans are in keeping with the zoning regulations and local neighbourhood character whilst also providing innovative housing solutions. The design has also achieved platinum level in the Liveable Housing Australia Assessment and meets the Capital Development Guidelines under DHHS for fire risk management.

The units have been designed to allow each of the residents to live independently of each other, while also allowing them to share common areas and a single entrance. This unique design with automated doors to apartments and balconies will allow residents greater mobility. All doors are designed

as "zero thresholds" allowing wheelchair access throughout the facility. Lift access will be provided between floors while kitchen, toilet, bathroom and laundry features will allow self-management of everyday tasks and personal needs.

EACH Housing expresses its thanks to Wendy Hastrich, architect and John Pendavingh, builder for their diligent and conscientious work on this project. The project is due for completion in the second quarter of 2016.

Officer

A property in Officer was purchased in 2014 by EACH and a planning permit has now been received for the construction of a two unit residence with carer's quarters. EHL worked with both AV Jennings and Cardinia Council throughout the planning permit approval process ensuring compliance with zoning and design requirements. Funding from the Federal Government through the Supported Accommodation Innovation Fund will support the construction costs. Construction will commence in the fourth quarter of 2015.



“ Having a world that supports me is great and would not have been possible without EACH Housing. ”

Adam has complex communication needs, apraxia, epilepsy, poor cognitive skills and requires support for all activities of daily living. In spite of this, Adam's family has ensured that to the extent possible that Adam has not lived a life segregated from others, including in his schooling and in being part of his local community. Adam came to love Venus Bay after spending time there with one of his support workers. He felt accepted by everyone who met him and after some time expressed the wish to live there permanently which has now been made possible.

venus bay

A residence was purchased in Venus Bay in 2014 for the tenancy of a person with disabilities who had made his life in the community but required the permanency of a home and a home that would meet his particularly needs. The EACH Maintenance Team coordinated and worked on the required upgrades in collaboration with the Department of Health and Human Services (DHHS) and EHL was delighted with Adam's occupation of the premises in June.

adam's story



YESTERDAY'S DREAM

Getting a life when you have a disability is probably one of the hardest things to do. I spend many days dreaming of tomorrow and my future with little relief or change. Yesterday I had the fulfilment of a dream which had been repeated many times. Relaxed and at ease in my own home.

The absolute joy of being in one's own home cannot be over estimated. It is enabling and precious. Secure and wonderful. Having a world that supports me is great and would not have been possible without EACH Housing. They stood by me and despite the challenges worked through them and got the job done. As I have really high needs it is important to ensure the boxes are ticked. The house EACH has provided for me is superb. My disability does not require the usual access requirements such as ramps or wider doors as I am not in a wheelchair.

Enjoying life now is so much easier when all my precious belongings are here. My paintings, special items and photos all on view for me and everyone else to enjoy. Writing, painting and engaging with my lovely support staff. It was lovely when my sisters came to visit and have dinner with me. Mum and Dad are here often filling in the gaps while we wait for the NDIS. Lots of good people are popping in. These include my community friends and the team from EACH who always engage with me and include me in discussion. Peter Ruzyla, who has known me for a long time brought me a lovely basket of goodies from the EACH Housing Board. These were eaten up in a short space of time and really appreciated.

Thank you EACH for supporting me and making my dream a reality. - Adam Cope



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