



ANNUAL REPORT

2023–24

each
HOUSING

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**Acknowledgment
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Acknowledgement of Country

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

We acknowledge all Aboriginal and Torres Strait Islander people and acknowledge their culture, heritage and right to self-determination.

We recognise that sovereignty was never ceded, and acknowledge the continuing impact of colonisation.

We are indebted to the Aboriginal and Torres Strait Islander staff, past and present, who have contributed their knowledge and skills to this organisation and the communities we serve.



CEO and Chair message

As the cost of living is being felt keenly by many Australians right now, EACH Housing's mission to provide safe housing to enable people to build healthy, independent lives has never been more vital.

We were proud to securely house 268 people in the 2023-24 financial year, with an occupancy rate of over 97%. This includes a diverse range of client groups and housing programs, including transitional housing, specialist disability accommodation, crisis accommodation as well as our long-term housing program.

The Homes for Families (H4F) transitional housing program established in 2022 initially saw EACH Housing in partnership with Anglicare Victoria provide forty families in crisis with

safe, affordable housing. H4F supports families in challenging circumstances to quickly find secure accommodation, with the goal to transition to secure long-term public and community housing that best suits their needs. We're pleased that by 30 June 2024 the majority of families have successfully moved into secure, long-term housing, with the remaining families still provided support through H4F until long-term housing is available for them.

In 2024 we were saddened by the passing of Dorothy Barber, a founding member of the EACH Housing board and a passionate advocate for those disadvantaged in the community. Dorothy leaves behind an impactful legacy, and our thoughts are with her loved ones.

EACH Housing wouldn't be able to provide our renters with the supports they need without our partners. We're grateful to the successful partnerships that have continued with Anglicare Victoria, InLife, Experience Life, Wellways

and parent company EACH. These collaborations help us address the whole-of-life needs of our renters by providing health and wellbeing supports to help them thrive.

Thank you to the Bright Church (Wantirna) who generously donated Christmas food hampers and gift vouchers to assist the families and individuals that we support. Additional thanks to the Country Women's Association (CWA) Wandin Branch and Tobin Brothers for their generous donations during the year.

We acknowledge the Homes Victoria Team and their efforts overseeing the complex and varied housing programs, and the Victoria Housing Registrar Team, and their regulatory guidance and support. Although EACH Housing is one of the smallest housing providers in Victoria, we have successfully delivered on our multiple Homes Victoria partnership obligations and will continue to meet – and exceed – these expectations.



Natalie Sullivan
CEO



Luke Guthrie
Chair

About EACH Housing

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 each.com.au.

Our values and behaviours

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



Customer-Centricity

Customers are at the centre of everything we do.



Service Excellence

We strive for outstanding performance.



Social Justice

We strive to create equity and fairness for all.



Innovation

We push boundaries and try new things.



Collaboration

Together we accomplish more.

Our reach

In the 2023 – 2024 financial year:

268

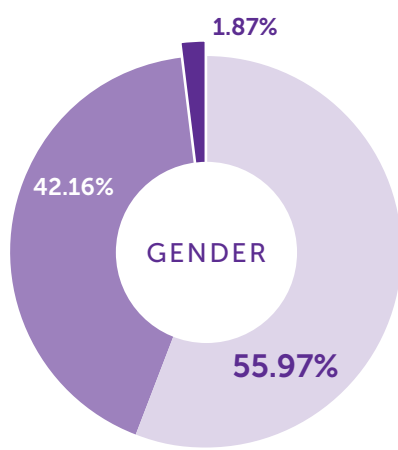
People were housed in secure housing

58

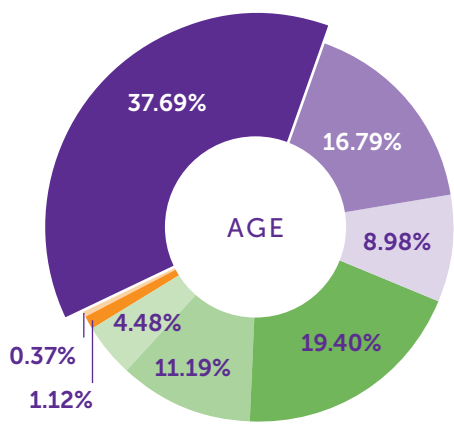
occupants had a disability (22% of occupants)

18

of our Renters identify as being Aboriginal and /or Torres Strait Islander (7%)



Female Male Unknown



0-17 18-30 31-40
41-50 51-60 61-70
71-80 Over 80

**Average Occupants Age: 30 years

Our impact



37,437

Nights of affordable accommodation provided



97.6%

Average occupancy



100%

Urgent requested repairs undertaken on time



85%

Tenant satisfaction – housing services



89

Tenancies

7

Specialist disability accommodation

1

Crisis accommodation

78

Long-term accommodation

3

Transitional accommodation

Emma's story

When people have access to safe, affordable housing they can focus on other areas of their life, including their health and wellbeing.

This is why Emma is a strong believer that a secure home is pivotal for women and families impacted by family violence. Three years ago, after escaping domestic violence and in recovery from addiction, Emma and her daughter moved into an EACH Housing rental and haven't looked back.

"It's been amazing, everyone has been super helpful, and supportive of whatever I needed. When I reach out, I'm heard and seen," Emma says.

Emma and her daughter are also supported by EACH Housing's parent company, EACH, which provides a range of health

and support services. Through engaging with EACH, Emma has been able to receive counselling, podiatry, dental services.

"There is so much help available. If you're able to tell someone what you're going through and speak up, there are so many services like EACH that can wraparound and support you."

With the security of having a home to live with her daughter, Emma says all aspects of her life have improved. "Housing stability means that I have the safety and security to work on all the other things in my life. It creates a space for me to heal myself and parent my child

without worrying about being homeless. For women and children who are experiencing family violence, providing a safe and secure home is a game changer."

Emma is now studying community health, with the goal of helping women like her who are survivors of family violence.

"I've been supported all the way by strong women who have got me where I am today. If I can, I want to help other women the way I've been helped. Without secure housing, I wouldn't be able to do this."



Financial summary

Our financial outcome this year is a surplus of \$893,027.

For full details please see our 2023/24 Financial Statement on the publications page at eachhousing.com.au.

	2022/23	2023/24
Revenue from Operations	3,686,671	2,928,243
Non Operating Income	104,445	160,305
Capital Grants	75,000	498,050
Total Revenue	3,866,116	3,586,598
Total Expenses	(5,257,176)	(2,693,571)
Surplus/(Deficit)	(1,391,060)	893,027
Other Comprehensive Income	0	0
Total Comprehensive Income / (Loss) for the year	(1,391,060)	893,027

ASSETS	2022/23	2023/24
Cash and Liquid Investments	2,699,236	4,101,222
Property, Plant and Equipment	9,882,796	9,610,652
Other Assets	1,062,225	239,021
Total Assets	13,644,257	13,950,895

LIABILITIES	2022/23	2023/24
Trade and Payables	143,353	157,414
Provisions	30,363	91,184
Other Liabilities	6,027,052	5,365,782
Total Liabilities	6,200,768	5,614,380
Net Assets	7,443,489	8,336,515

Acknowledgment of funding and 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 2023-24:

- Power Housing Australia
- CHIA Victoria
- CHIA Australia
- Power Housing Australia
- National Disability Services
- Bright Church (Wantirna)
- Country Women's Association (Wandin Branch)
- Tobin Brothers
- Chintaro
- Moores Legal
- Legal Vision
- EACH maintenance
- Complete Carpet - Bayswater
- Whitehorse Plumbing
- All Hour Property Maintenance
- K&G Property Improvements
- CLG Electrics
- Melbourne Experience Cleaners
- GK Painters and Decorators
- Detector Inspector
- Flash Glass & Glazing
- Statewide Locksmiths

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