

Annual Report 2019



STRATEGIC DIRECTION 2018-2021

Our Clients

We will deliver services to our clients in ways that represent our values, promote the rights of people and ensure the best possible housing outcomes; prioritising for the most vulnerable in our communities.

Our Community

We will provide leadership, advocacy, and influence on the issues of homelessness and affordable housing within our catchment and beyond.

Our Team

We will be a values based organisation, with a positive team culture that promotes safety and well being; and supports each other in the pursuit of achieving our vision to end homelessness.

Our Assets & Growth

We will use evidence of demand to grow, recognising that it requires the courage to take some considered risks and the resources to develop concepts that, when tested, may not proceed.

Our Systems

We will have robust systems that enhance the experience for all stakeholders, drive strategic improvements and provide for an objective basis for decision-making and accountability.

Our Environment

We will minimise our environmental impact through the adoption of financially viable initiatives to improve resource efficiency, reduce waste generation and reduce the consumption of natural resources.

Our Vision

All people to have a safe, secure, affordable and appropriate housing.

Our Purpose

BeyondHousing is committed to ending homelessness. We will work in partnership with Government, business, communities and individuals to develop and provide the full range of quality housing and homelessness services.

Our Values

Rights

Housing is a Human Right

Fairness

Housing Justice for all People

Creativity

Seeking solutions

Quality

Striving to be the best

Collaboration

We cannot solve homelessness alone

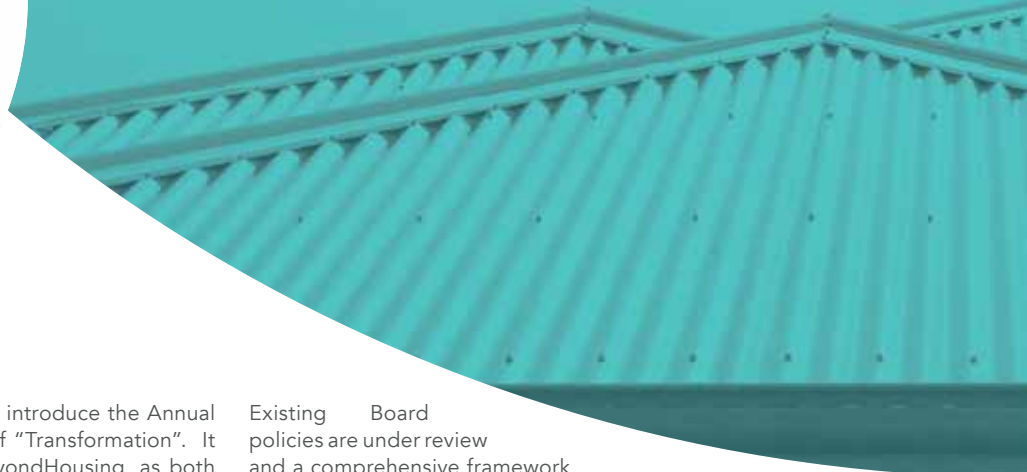
Acknowledgement of Country

BeyondHousing acknowledges Australia's Aboriginal and Torres Strait Islander communities and their rich cultures and pays respect to their Elders past, present and future. We acknowledge Aboriginal and Torres Strait Islander peoples as Australia's first peoples and as the Traditional Custodians of the land and water on which we rely.

CONTENTS

Acting Chair Welcome	2
Chief Executive Officer Welcome	3
Our Impact	4
Digital Transformation	6
Support: Challenging Structural Causes of Homelessness	8
Homelessness in Shepparton Campaign	9
Transforming Lives	10
Tom's Story	11
Safe, Secure, Affordable Housing	12
Yelena's Story & Tenant Feedback	14
Education First Youth Foye	16
Maddison's Story	17
Enabling Transformation, Celebrating Our People	18
Renewable Energy Project	19
Partnerships	20
Translation Project	22
Tracey & Neil's Story	24
Director's Report	26
Concise Financial Report	28
Directors' Declaration	30
Independent Audit Report	30

WELCOME



I am pleased to have this opportunity to introduce the Annual Report for 2018-2019, with its theme of "Transformation". It is an exciting time to be part of BeyondHousing, as both the Board and Management Team explore better ways of operating.

At its Leadership Retreat in October 2018, the Board developed a set of priorities, with a focus on growth of our housing portfolio and services; and the organisational infrastructure required to foster this growth. This infrastructure includes a robust governance structure.

To this end, the Board instituted a review of the organisation's Constitution to ensure that it meets the needs of an evolving organisation. This work continues and is expected to be complete by early 2020.

At the same time, the Board began work on developing a Governance Framework.

Existing Board policies are under review and a comprehensive framework is being developed to sit under the revised Constitution.

Succession planning is essential for effective governance. By identifying the skills needed around the table, the Board has undertaken a targeted recruitment program. We welcomed Teigan O'Grady in October 2018 who brought skills in governance and risk. Recruitment and induction of new Directors will continue in the second half of 2019.

Revising meeting procedures has provided the Board with more time to explore strategic issues, including developing a financial model for ongoing housing growth and campaigning for additional resources to assist homeless people. We are currently testing a new Board portal, which will provide Directors with improved access and information sharing.

I would like to thank the Directors for their work during 2018-2019; not only in Board meetings, but for the work they do in committees and in out of session decision making. Ann Telford resigned from the Board in July 2019 and I thank her for her contribution. I also acknowledge the commitment of our CEO, Celia Adams and her management team. They have been integral to driving change.

Any organisation is only as good as its people and I am proud of the people who work for BeyondHousing. Some of our Directors recently spent time in different offices, to better understand the day to day work of our frontline staff. They witnessed passion, collaboration and creativity; often under difficult circumstances. It is these qualities that help to transform the lives of many of the people who seek our services.

Darran Stonehouse
Acting Chair





It is an exciting time to be part of BeyondHousing as we focus on transforming our business to enable growth.

Transformation, or change, is important to help us to grow; however, it should enhance our organisation. We mustn't grow at the expense of quality – quality as an employer, a service provider, a housing provider, and a partner.

There are several highlights from this year that make me proud to be part of this dynamic organisation:

- Growth strategy developed and endorsed by the Board focusing on people, place and presence
- Additional staffing to drive our growth, digital transformation, media and communications, and asset management, with further staffing growth planned in 2020
- Sustainability strategy which has resulted in a significant reduction in paper usage, as well as the installation of solar panels on ten existing properties
- Shepparton media campaign on homelessness, in partnership with Hit FM which reached 121,747 households
- Strong financial position to further enable future growth

This year we have maintained our leadership within the affordable housing and homeless space. We have responded to many requests for comment and opinion, dispelling myths around the causes of homelessness and being clear about the solutions – that first and foremost, it is housing. Safe, secure, affordable and appropriate housing solves homelessness.

We continue to operate in an environment without a robust national strategy to increase the supply of affordable and social housing and without appropriate funding to reduce the gap between the number of houses we have, and the number of houses we need. This gap works against those who need housing most urgently, with increasing rental costs and greater competition for the properties that are available.

We recognise that developing housing is expensive and takes time, so we must also acknowledge and participate in other strategies to solve homelessness.

Challenging the structural causes of homelessness – advocating for Government policies that combat poverty through adequate expenditure on welfare, including increasing the rate of Newstart; reducing unemployment and encouraging investment.

Prevention and Early Intervention – investing in programs to intervene and respond early to avoid the long-term cycle of homelessness and housing crisis. Our project, 'Keeping Home' funded by the Helen McPherson Smith Trust is one such preventative project.

Harm Minimisation – keeping people safe, linked with services, fed and clothed until safe, secure, affordable housing becomes available.

Our focus on transforming our organisation will further support our Vision; for all people to have safe, secure, affordable and appropriate housing. We continue to work towards that Vision, as reflected in this Annual Report and our future growth targets. I look forward to the year ahead as we pursue growth to house as many vulnerable people as possible.

I would like to thank the Board for their ongoing commitment to our organisation and for sharing the passion for the work that we do.

As always, I would like to thank our fantastic team for their dedication to working with vulnerable people. Our organisation is richer because of the team we have; a statement based not only on my own observations, but through the exceptional results in our staff and client surveys, demonstrating we are a good place to work and provide valuable, transformative services to people with lived experience of homelessness. Thank you all.

Celia Adams
Chief Executive Officer

Our Impact



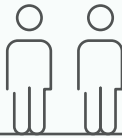
3,575

Households supported by homelessness services



93

Indigenous tenants supported to maintain their current Aboriginal Housing Victoria or social housing tenancy



357

People were supported through our Housing Options for Men program



5,934

Nights of crisis accommodation provided



303

New tenancies established through the Housing Establishment Fund



1313

People supported to maintain private rental tenancies



1322

Referrals to partner agencies for additional client support (includes referrals made to a single agency for multiple household members)



220

times we advocated for people at a Victorian Civil & Administrative Tribunal



19/20

Kids Under Cover applications approved giving young people the space they need to stay in the family home

13

Local Government Areas

And 40,713km² covered by our services

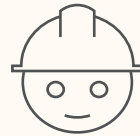
390,369km

Travelled to deliver our programs and services



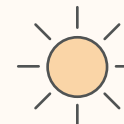
9

Blocks of land purchased



25

Properties under construction



★★★★
★★★★

Funding secured for 4 x 8-star energy rated properties in Wodonga including 2 for women & children fleeing family violence



501

Long term community housing tenancies



193

Tenants and their families left transitional housing into a long-term community housing property




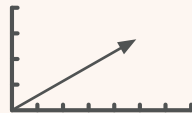
 **220**
Transitional housing properties


 **94% of Tenants**
Were satisfied with their housing experience


 **1573**
Maintenance requests responded to

 **94% of Tenants**
Were satisfied with handling of maintenance and repair requests

 **98%**
Staff satisfaction with BeyondHousing as an employer

 **3.3%**
Growth in staff satisfaction with BeyondHousing as an employer

 **98%**
OH&S compliance from external audit

 **100%**
Of staff felt they had a safe working environment

 **699,709**
People reached through the media

 **92**
Media articles and programs

 **\$20k**
Grant secured for a new website

 **90,122**
People reached through social media

 **12.94%**
Engagement rate on our Facebook posts. (2% avg. engagement rate)

OUR DIGITAL

Transform

We've integrated digital technology across all areas of the organisation, the result of which is a change in how we operate and in the relationship between our organisation and our vision to ensure all people have safe, secure and affordable housing.

Digital transformation is a powerful process of improving our effectiveness and uncovering new insights by leveraging digital technology. As a strategic, purpose-driven organisation having cutting edge technology allows us to be more effective and equals more lives changed..

Key Transformation Steps: Migrate Data & Services To The Cloud

A shift to the cloud significantly reduced IT costs and gave greater mobility and accessibility to our team. We're no longer chained to our desks and have the latest versions of everything we use. Our outreach staff are benefiting greatly from Office 365 and the migration of 50% of our platforms to secure cloud-based services,

which has reduced IT complexity and improved information sharing and collaboration.

"I felt listened to, like the BeyondHousing worker was really hearing my story and working with me rather than just ticking boxes on forms. I wasn't overwhelmed by all the information and paperwork which was a big relief."

Marnie – on her experience at her initial appointment

Modernise Information Management

We knew our staff were encumbered by double and triple handling of administration and paperwork, resulting in loss of productivity. Transitioning to mobile technology with smart forms has reduced overheads and made technology more accessible to staff. We've increased speeds with new network infrastructure and new maximum speed NBN connections. Digital transformation has allowed our team to focus on higher-value tasks rather than manual work that should be automated. We are minimising our environmental impact through the reduction in natural resource consumption.



Matt King - Digital Transformation Manager

ation

Adopted A Cost-Effective Business Intelligence & Data Visualisation Tool

Uncovering new data insights is a crucial step in digital transformation. Recognising the importance of business intelligence (BI) and data visualisation, BeyondHousing invested in Power BI, available through its Office 365 licences. An investment in creating reports in Power BI will allow the organisation to realise robust data driven decision making.

Now I can focus on my clients and can make referrals to ongoing services a lot quicker, meaning people get critical support sooner. And, we're more environmentally friendly by becoming more and more paperless.

Jessica – Initial Assessment & Planning worker

What's next: From digital transformation to data-driven growth

The organisation's next priorities are to implement SharePoint online to support better information management practices, staff engagement and organisational communication. We will also launch our new Constituent Relationship Management (CRM) and marketing automation system to grow our fundraising, improve donor retention and increase our understanding of our supporters – and what makes them engage with BeyondHousing.



Reduction in Initial Assessment worker administration times



More time to spend with clients in appointments



37

New touch enabled laptops, tablets & PC's

50

New mobile devices

16

New data services



\$14,700

Saved with inhouse procurement and set-up of all devices



\$11,000

Saved with inhouse development of smart forms



15 Pages

of paper saved per appointment



Reduction in paper usage (July 2018 v July 2019)

SUPPORT



Challenging The Structural Causes of Homelessness

As homelessness coverage in the media increases in rural and regional areas, our community is looking for ways to help. As leader in delivering homelessness services, BeyondHousing has a responsibility to dispel myths associated with the causes of homelessness and to inform the broader community on what truly solves homelessness. This includes challenging the structural causes of homelessness.

First and foremost, housing solves homelessness. Safe, secure, affordable, long term housing. The lack of affordable housing is the most significant factor in the rising number of people experiencing homelessness.

We advocate for changes in the government policies that have a negative impact on a person's risk of homelessness, including those policies relating to housing, taxation, mental health, family violence, aged and disability care, welfare expenditure and the lack of adequate strategies to increase the levels of social housing within our communities and nationally.

We do this by:

- Participating in local round tables for the Mental Health Royal Commission and highlighting the links between homelessness and mental health.
- Participating in the development of affordable housing strategies with local government in Shepparton, Wodonga and Mitchell Shire.
- Joining state-wide campaigns including Everybody's Home, organised by the Council to Homeless Persons which calls for assistance for first home buyers, a national housing strategy, amendments to the residential tenancies legislation and increases to rent assistance to provide immediate relief to people struggling to maintain housing.
- Media appearances and organisation generated media releases dispelling myths and advocating for more affordable housing.
- Participating in Anti-Poverty Week activities across the region with the recognition that poverty is one of the key structural causes of homelessness.

HOMELESSNESS IN SHEPPARTON CAMPAIGN

WE RECEIVED:



\$700

In online donations



20

Two-person tents donated by Anaconda Shepparton to meet demand during fruit picking season



150

Double comforters/2 pillow packs from Profile Fabrics

SPC Factory Sales & Pental Factory

Donated personal care items meaning people experiencing homelessness won't have to choose between buying food or looking after their basic personal needs.

WE HAD:



19

Appearances in print, radio and television media program or articles



121,747

Households reached



Homelessness in Shepparton Campaign

In a serendipitous event, Southern Cross Austereo's Hit 96.9FM presenter Josiah Shala discovered Shepparton had the highest rate of homelessness in regional Victoria around the same time he was helped in his search for stolen personal items by a woman who had been sleeping rough in Shepparton.

Motivated to find out more and to encourage action, Josiah partnered with us to promote awareness of homelessness in Shepparton during his morning segment, over a two-week period in June. Supported by a social media campaign, Josiah spent 10 days having raw and insightful conversations with BeyondHousing clients with experience of homelessness, going through the initial assessment process and speaking with our staff.

Josiah helped the community to understand how, who and why people experience homelessness in Shepparton, and the work being done by BeyondHousing. Our CEO, Celia Adams issued a challenge to Josiah to experience homelessness as it happens for other people within the Shepparton area over four nights - couch surfing, staying in crisis accommodation, sleeping in a car and rough sleeping in the Maude Street Mall - with the campaign culminating with a live broadcast and free community breakfast.

“ I didn't see myself as what I thought a homeless person was, even though I was living in my car and I didn't know when my next meal was. The night I slept in my car and it never got below 32 degrees was the night I said I need to go to BeyondHousing. I expected to get turned away. I said, I'm desperate and you asked the hard questions and considered my situation. But, because you helped me, I secured somewhere to live and started a new job, all within two weeks.”

Richie – BeyondHousing client



\$49,400

Total value of radio airtime



8%

Increase in Facebook followers



25.9%

Increase in Twitter profile visits (on previous month)



72 minutes

Total length of radio airtime



21.87%

Engagement rate on Facebook posts



82.7%

Increase in tweet impressions (on previous month)

TRANSFORMING LIVES

Head Leasing

BeyondHousing successfully applied to deliver the Head-Leasing program. The program provides funding to head-lease fourteen private rental houses that are then sub-let to eligible clients. Stable, affordable housing gives our clients the opportunity to engage with support services and connect with the community. For many of the clients it provides the opportunity to establish a good rental history, with the goal to move on to other private rental housing or take over the existing lease. We were to secure 4 private rental properties over 12 months with the purpose of rapidly housing people experiencing chronic or repeated homelessness as well as an additional 10 properties over 2 years to house women and children who have experienced or were escaping family violence.



Keeping Home

As part of our focus on early intervention initiatives we identified a gap in services – no existing program addressed tenancy failure due to arrears or property issues, a common driver of homelessness. With \$196,000 over 3 years from the Helen Macpherson Smith Trust, we developed a unique capacity building early intervention program that is about housing.

This online and face to face education program builds financial, living and tenancy skills and knowledge to prevent people who have been or are at risk of homeless from entering or re-entering homelessness.

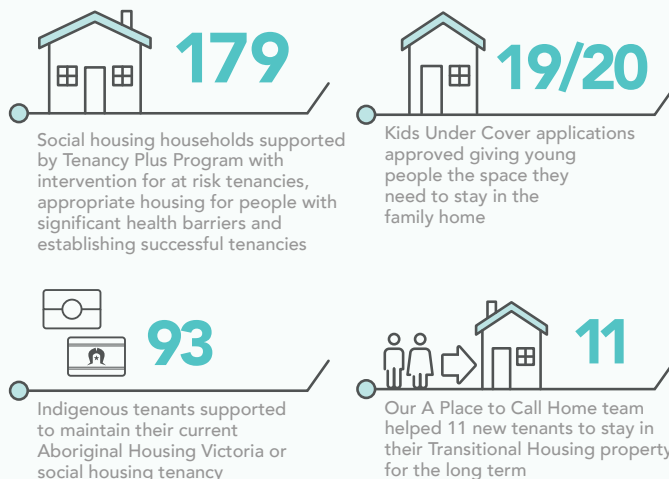
We have long talked about the need to sit down with people and talk about tenancies. In our current programs there isn't time or space to do this for the people we support, when we're focused on keeping a roof over their head. Now, the Keeping Home program will transform our client's capacity to practically manage a tenancy and household on a low income through focusing on budgeting, financial resilience, tenancy legislation and life-skills; all drivers of recurring homelessness.

Our dedicated Keeping Home Coordinator has worked collaboratively with Real Estate Agents, Ethnic Communities Councils, Aboriginal & Torres Strait Islander services and other partnering support services to build the educational content. This program is progressive, gets in ahead of the problems and dedicates time to individuals and how they need to learn, with the multiple learning formats meaning no-one in rural and regional communities misses out.

“Our goal is to empower people with the skills and knowledge they need for their housing and finances so that they won't find themselves re-entering the homelessness system.”

Pip – Keeping Home Coordinator

Housing Support team



Homelessness Services team



Private Rental Support team



TOM'S STORY



Employed in the construction industry. A reduction in wages, unattended property repairs and rental arrears puts private rental tenancy at risk

Struggles with mental health

Reaches out to BeyondHousing and has an Initial Assessment appointment.

Referred to our STAR worker who helped negotiate with the Real Estate for a rental arrears repayment plan

Development of a budget to manage his new financial situation

Referred to Tenancy Advocacy & Advice Program worker who provided financial support to address property repairs.

Referral to specialist Mental Health service to help overcome mental health struggles

Tom has repaid all rent in arrears and repaired the property and can stay in his home

He is managing his mental health and feels a big improvement in his well being.



22.3%

People who sought our help were experiencing problems with their mental health

“It really only takes one thing to put you on the path of homelessness but I would tell anyone who needs help with their rental property, don't let it get out of hand, go and get help. There is no shame in getting support for your housing or your mental health.”

Tom – BeyondHousing client

When Tom's wage was reduced because of changes to overtime policies in the construction business he worked for, he found himself in financial difficulty, unable to afford his rental property. He was struggling with his mental health and had unattended property repairs that threatened to end his tenancy. He had tried to go it alone but when it became overwhelming, he knew he needed help and reached out to BeyondHousing.

Tom wasn't sure he was even eligible for help. “Because I had a job and was earning an income, I didn't think there was anyone to help me. But I took the chance to come in and chat because if I didn't, I knew the next stop would be having nowhere to live and then I could lose my job.”

Not only did we help with his housing, but we linked Tom to other services for financial assistance for the property repairs and made referrals for specialist support for his mental health.

“You realise that being the typical bloke, you know, staying strong and silent, and not talking about everything that is going on was making everything worse, it was all getting on top of me.”

Tom's circumstances are more common than many realise – someone experiences a reduction of income which affects their housing and finances, in-turn impacting their mental health, particularly if they have a previous history of anxiety and depression.

“By sharing my experience now I have a stable home which is affordable to rent and support with my mental health, I'm hoping other people who think getting help is a sign of weakness may just realise that it's actually a brave act. You can stop things getting worse if you just go and see somewhere like BeyondHousing for help. Hate to think about what might have happened if I hadn't.”

SAFE, SECURE, AFFORDABLE

Demand for low cost housing is ever increasing, adding pressure to the private and public rental markets. With a strong understanding of our region's housing needs, our housing development strategy continues to focus on increasing the supply of safe, secure and affordable housing. We continue our focus on building affordable housing in emerging communities.

All our properties:

- are built to a minimum 6 Star Energy rating to minimise energy costs for tenants
- incorporate universal design to provide for people with limited mobility
- have low maintenance outdoor spaces
- are close to services and public transport

Asset Management

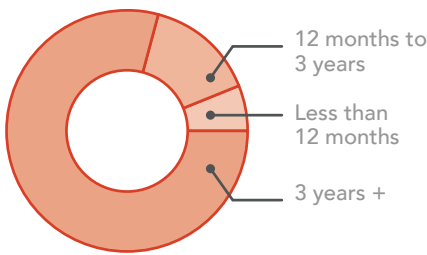
We have achieved one of the goals of our Strategic Plan, with the development and implementation of a new Asset Management & Disposals Plan. We are committed to creating sound policies and procedures that support rigorous asset management. Systematic maintenance and asset management activities will sustain our housing portfolio into the future and ensure we minimise disruption for the people who live in our homes.

Our Tenant Experiences

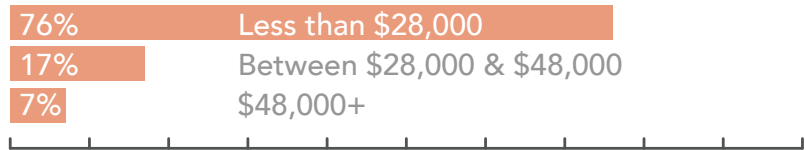
This year we surveyed community housing tenants about their experiences with BeyondHousing. They told us they were very satisfied with how BeyondHousing manages their property, how maintenance issues are responded to, how easy it was to get information and how well we handled their rent matters.

Our Tenants

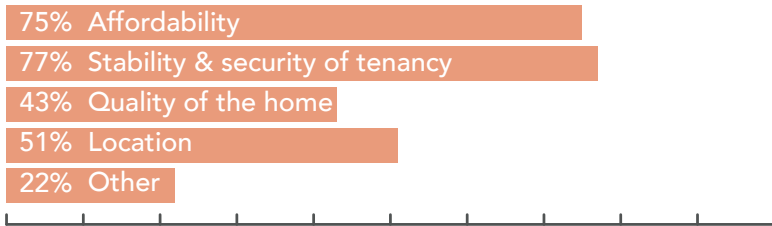
How long have they been in the property?



Household income:



What was most important to tenants about the property they rented?



94%

of tenants were satisfied with handling of maintenance and repair requests



94%

of tenants were satisfied with their housing experience

Top 3 Reasons

Our tenants contacted us:

78%



Repairs & maintenance

13%



Neighbourhood issues

10%



Rent



92%

of tenants said it was easy to access our services or contact us



93%

of tenants said we listened to their views

HOUSING

Wattletree Grove – A partnership that builds capacity

This year building works commenced in Benalla on 2 three-bedroom units of long-term accommodation that will provide safe, secure and affordable homes to people living with a disability in Benalla. Our innovative partnership with Yooralla will provide homes for people with varying needs and support, including assistance with daily living and mobility.

Progressive design of the building includes customised personal rooms and shared living spaces, tailored outdoor areas, individualised technological supports in two independent living townhouses. The design has been developed in consultation with residents and the community, with consideration for environmental and financial sustainability and targets for the NDIS. This project has added much needed housing stock for

people living with a disability in one of our smaller regional towns.

Transforming our environmental impact

We have embedded environmental considerations into all our current and future housing and construction planning. The emphasis is on minimising waste, reducing carbon emissions, and opportunities for the use of renewable energy. Our partnership with Renewable Albury-Wodonga Energy Incorporated to install solar systems to ten of our existing properties in Wodonga, and the inclusion of solar energy in new developments such as our singles units in Wangaratta, our 2 and 3 bedroom family homes in Wodonga and our shared accommodation construction in Benalla are great examples of our commitment to our environment.

Victorian Property Fund (VPF) Constructions: Mitchell Shire project



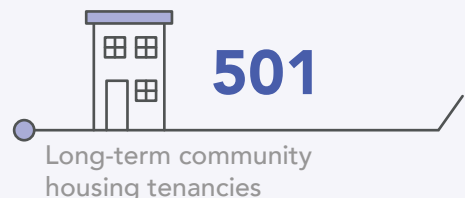
Victorian Property Fund (VPF) Constructions - Singles Project



Peter and Lyndy White Foundation Constructions: Singles Project



Social Housing Growth Fund



YELENA'S STORY

Yelena and her 4 children were living in public housing in Melbourne when she had to leave the home because of family violence. Wanting a quiet happy life for the family, they made the move to a small North East Victorian town.

Desperate to make sure her children had somewhere to live to start their new life together, she began renting a rundown house, without adequate amenity. Their living arrangements were cramped, and it couldn't appropriately meet the needs of her son who has severe autism spectrum disorder. All of this yet still being charged a high rent.

"I couldn't get anywhere else, I had to take what I could with my private rental history. We'd never had a stable home before."

When the town couldn't provide the specialist services she needed for her severely autistic son, she made the difficult decision to place her son into permanent care in a larger regional centre.

"Travelling every day to see him stretched me beyond my means. The cost of petrol and keeping the car on the road was so high I couldn't afford much else, even though I knew how important it was to have a roof over our heads."

With medical bills and travel costs significantly impacting her budget, Yelena soon found herself in rent arrears and her tenancy at risk.

"I did a Google search looking for help and found BeyondHousing. I reached out to them straight away. The team worked with me to get my rent back on track and look at moving somewhere I could afford, with the space we needed and a decent standard of living."

Whilst working with our Sustaining Tenancies at Risk (STAR) worker a long-term property became available, but during the application process a previous housing debt was discovered.

"I was worried and stressed. Scared, because I had to leave that previous house so quickly due to family violence that I might always have to live with the consequences of that. But BeyondHousing staff helped me and I wasn't held back because of something I couldn't control. It was a huge relief."

With the debt issue sorted out and an approved bond loan, the family moved into their forever home where they're enjoying a larger, well maintained, affordable property in a safe and secure environment.

"I just couldn't believe it was our house. We drove past three times and stopped to look in the windows. How could somewhere that looked like that even be ours? This is the first time we've had the certainty of stable housing. I'm so happy that we trusted the right people to support us, this home has changed our lives forever."

What Our Tenants Are Saying

"When you call the staff are friendly on phone, they are always helpful & compassionate. They contact you back when they say they will. I feel I know my Property Manager like a friend, she is very genuine."

"We have been with BeyondHousing over 6 years they have been absolutely wonderful to us. We were given a lovely home and we do our best to keep it that way. Thank you so much."

"I love my house and I'm very grateful to BeyondHousing for giving me and my children a stable living environment."

“My children can walk to school every day. They are so excited about having their own bedrooms and it is incredible to feel warm on the freezing nights we have around here. I can look after them and care for my son in the way I always wanted to.”

Left public housing in Melbourne due to family violence

Spent time in refuges waiting for housing

Living in unaffordable and crowded private rental property in small North East Victoria town

Travelled 98km daily to visit son in permanent care. Cost of car loan + travel impacted on budget and contributed to rent in arrears debt.

Linked with BeyondHousing STAR program, working to secure a sustainable tenancy in more appropriate housing

Recommended for an available long-term community housing property.

Tenancy Plus program assisted with debt from DHHS property. Bond Loan application made and approved

Moves into forever home



15.9%

of people we saw sought our help because of Family Violence

“Every day I am grateful to be living in a BeyondHousing property. It gives stability for my family, is in the perfect location and is affordable enough for us to be able to maintain it. Thank you.”

“My property manager is great, always easy to contact. All maintenance requests are done promptly and properly.”

“You’ve helped me re-establish quality of life by giving me a home. I know there’s excellent backup teams to support me, and for maintenance and security of my home.”

TRANSFORMING THE LIVES OF YOUNG PEOPLE

The Education First Youth Foyer in Shepparton continues to transform the circumstances of young people who are struggling to transition into adulthood by helping to develop their abilities and talents. A partnership between BeyondHousing, Berry Street and GO TAFE, the Foyer provides affordable safe, secure housing and support for young people aged 16–24 who want to study but are at risk of homelessness. Young people are housed for two years and get the support they need around the clock to study while establishing adult independence and exploring work and life goals.

The Foyer residents are connected with the community and are active civic participants, over the past three years the Shepparton Youth Foyer's annual fundraiser has raised over \$20,000 for other community organisations and causes!

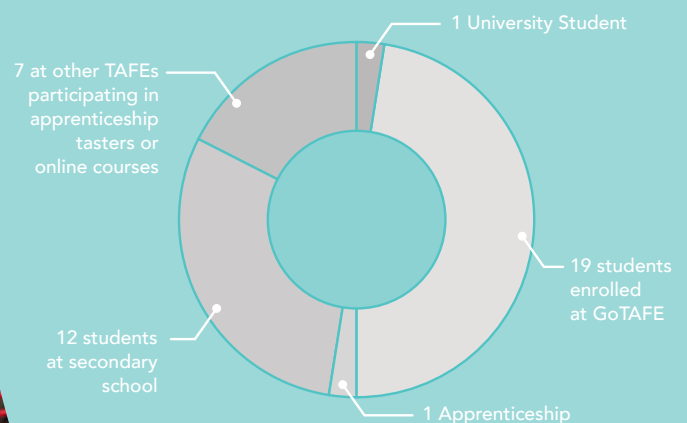
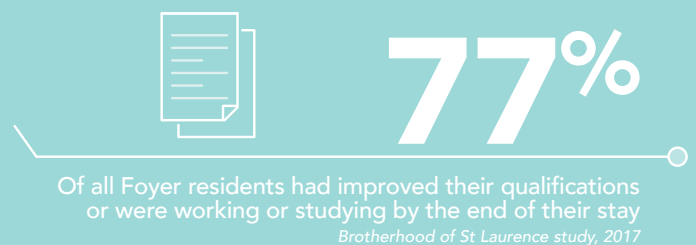
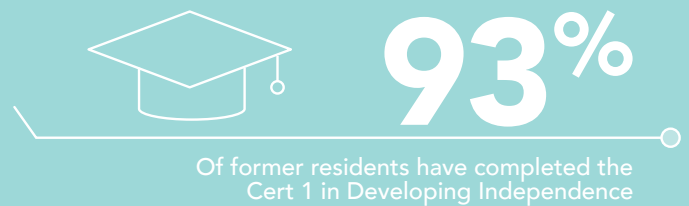
Amongst the numerous individual accomplishments over the year, Alex became the first former resident to purchase his own home. It is a significant achievement to go from being at risk of homelessness to becoming a first home buyer.

Alex set his sights on buying his first home about halfway through his time living at the Foyer. After starting a job as a car salesman in Shepparton and moving in with his girlfriend's family, Alex and his partner began working towards their goal of home ownership. After looking at, and missing out on, numerous homes they finally obtained a home of their own. "I love having more space and my own house, as well as a large driveway and garage for my car," he said.

Alex is a role model to other young people and residents of the Foyer, showing what can be achieved when you are motivated and have the support necessary to focus on your goals.

What's Next?

Looking ahead to the coming year, the Youth Foyer will undergo accreditation through the Foyer Foundation.



MADDISON'S STORY



Maddison had been in our Transitional Housing program since December 2018. In that time, her outlook for the future completely changed and she has overcome her anxiety and depression. Maddison has had great success during her time in our THM program while being linked in with the Centre Against Violence and NESAY.

"I'm feeling positive, less overwhelmed and no longer ashamed. I'm proud of just how far I have come."

Maddison is now one of the residents of our new singles units, built with the generous support of the Peter & Lyndy White Foundation. She has a beautiful dog called Polly and is so excited to have a forever home for the two of them.

"I'm still so excited to wake up here knowing it's my own place. It is so nice to have a great space for Polly. To not have to worry about what the next move is going to be, how long I might have at one place and if I will be able to find a place for her to be with me."

Maddison is still taking it all in. "I love that it is so nice and new, it's going to be so easy to keep clean. I love the outdoor area, it's so private and I can have a bit of an outside life. The fences are high enough that Polly can't jump over and they are secure so she can't dig her way out, she is going to be safe in here, we both are."

Keeping Polly with her has always been Maddison's priority.

"I would rather not have a house and sleep in a tent than get rid of Polly. There are so little options in private rental that I can afford as a single person and there were basically none that would allow me to have Polly with me."

"One of the reasons that I love BeyondHousing so much is that you let me keep Polly with me, you cared about her like you did me. Before, there was heaps of times I thought I was going to have to give her up. If that had happened, my mental health would have gone very far downhill. Polly has kept me stabilised, she's my support. I appreciate how BeyondHousing was ok with that and wanted to help work around keeping her with me, she is the most important thing in my life."

Maddison always aspired to study and is proud to say she has almost completed her first year of a Certificate 4 in Community Services. "Being in a stable home will enable me to keep studying, to go on to do more qualifications like my diploma and work towards and job in Community Services so I can help support others."

"I set up a study nook and I have been moving things around deciding where the best spot is. The great thing is I know I can make changes whenever I want because it's my home for as long as I need it."



ENABLING TRANSFORMATION

Celebrating Our People

Engaged and energised employees deliver the best outcomes and experiences for our clients and it is fundamental to our success that our people care deeply about our customers, the community and the organisation, and are committed to our purpose, values and strategy.

Employees participate in a survey annually which gives them a voice about how well we foster satisfaction, commitment, advocacy and pride. The survey measures our progress on embedding our values, change management and employee engagement.

Our people matter and our results show that our staff know this and are proud to be part of an organisation that enables us to change the lives of others and create stronger communities. We continue to be a desirable employer and well exceeded our target of 80% satisfaction, with a 98% staff satisfaction rate.

Our key strengths from the survey:

- Staff feel a great sense of belonging and strongly believe in a high level of service and respect for clients and tenants.
- Staff see their role as important and believe our values provide a clear statement about what we stand for and what drives our actions and behaviours.
- Almost all staff are committed to working for BeyondHousing for the foreseeable future.

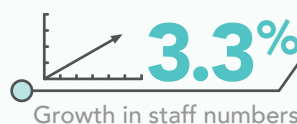


This year saw the completion of an OH&S audit by an external company and we are pleased to report that 98% compliance was achieved, and feedback from the auditor was extremely positive. For the first time, this audit also included reviewing our contractor compliance.

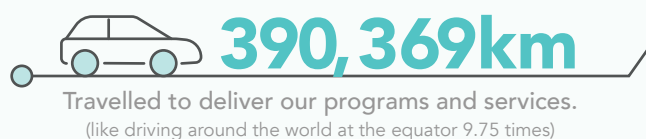
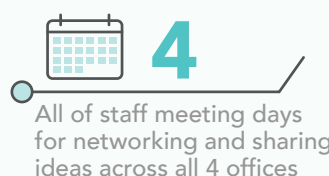
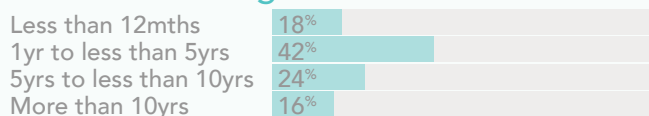


Helping transform our skills for the future

The pace and extent of change in the workplace has accelerated due to our digital transformation, the adoption of new technologies and the evolving social and structural environments in which we operate. Automation and digitisation of the business changes the capabilities and skill sets we need. We are transforming how we work but also preparing for this shift in a way that embraces new skill sets and provides choices for our people.



Length of Tenure





17,033km

Total distance walked by whole team in 10000 steps challenge
The same distance between Bath, United Kingdom & Melbourne, Australia

Renewable ENERGY PROJECT



 **\$67,820**
RAW Energy contributed grant funding of \$54,256 to the project & BeyondHousing contributed \$13,564

 **WODONGA**
Highest rate of energy disconnection in Victoria

Ten BeyondHousing tenants began their transition to a renewable energy future, with the installation of solar panels on their properties. We partnered with Renewable Albury-Wodonga Energy Incorporated to deliver the project, one of the first of its kind in Australia. The project was made possible by funding from the Victorian Government's Renewable Communities Program.

Wodonga has the highest rate of electricity disconnection in Victoria. Installing solar panels is an important step in reducing living costs for some of Wodonga's most vulnerable citizens while contributing towards a reduction in the organisation's carbon footprint. This project enables our tenants to make decisions around their energy usage based on the education and guidance they receive as part of the solar system package for their home.

The partnership with RAW Energy Inc. provides energy equity to community housing tenants that otherwise wouldn't have the financial or technical means to access renewables.

Jaci's home she shares with her five children was one of the ten BeyondHousing properties to have the 4kW systems installed. With the heating and cooling required to maintain a constant healthy temperature for her asthmatic child, Jaci's

quarterly bills ran into thousands of dollars, and she had been struggling to keep up with payments.

This year, the solar panels on Jaci's roof will slash her energy bills, with a smart control Mondo Ubi device giving her family control over how they use energy.

Jaci felt excited and positive about being included in the project. "I'm thrilled that my home has solar panels and I have a chance to see how we use energy and to make some practical changes that help my family pay less on electricity and have more for my children's education and health."

"There is still a whole section of our community on low incomes that rent a home, public or private, that are yet to tap into the benefits of solar energy. This is an amazing opportunity to reach our goal of empowering tenants in the social housing properties we own, to provide them savings on their energy bills, and of closing that gap in participation."

Leisa Maksin - Housing Services Manager

Katie, another BeyondHousing tenant, also had the 4kW system installed at her home. As well as the impact on her budget, Katie was excited about being able to reduce her impact on the environment. "I think everyone is

concerned about the future and climate change. When you're a renter and have a tight budget, you don't think you've got the means to reduce your impact on the environment or use solar power. But this has given us the chance to be part of caring for our planet in an everyday way."

Tenant participation has been an essential part of this project and we will continue to work with them to understand the financial, social, health and wellbeing impacts of reduced energy costs on households.

PARTNERSHIPS

Mitchell Shire Council & the Victorian Property Fund

Locals in housing need or those facing the risks of homelessness will benefit from safe and appropriate housing. We're delighted to be at the point where families and people we support can now call our newly constructed Mitchell Shire properties, home.

We have almost completed seven new homes for couples, single parents and families at risk of homelessness in Wallan, Broadford and Seymour, as part of the \$3.1 million partnership between BeyondHousing, the Victorian Property Fund (VPF) and Mitchell Shire Council.

Each property is a well-appointed contemporary home which optimises connection to community services, resources, transport and social activities.

Community partnerships like this one help solve the growing issue of homelessness, they stop people falling through the cracks and lower poverty rates by boosting the supply of genuinely affordable housing. These homes bring security, opportunity and a new home for Mitchell Shire residents in need.

We are building a strong relationship with councils, in particular Mitchell Shire Council which acknowledge the need for affordable housing to ensure there is a place for everyone as the region's population grows. Mitchell Shire Council's support has been pivotal, with the Council offering financial support through easing costs on rates and planning fees for the project.

This is the sort of leadership that will have significant and enduring impact in the Mitchell Shire, addressing the region's unprecedented population growth, housing and

homelessness client rates and the need for affordable housing in emerging communities.

What's next: We are part of the Beveridge North West Partnership and we are supporting the Mitchell Shire Council in the development of the affordable housing agreement.


This project has increased the supply of social and affordable housing in the Mitchell Shire, which is so desperately needed. It will also greatly improve the quality of life for struggling residents, providing them with real opportunities and ensuring housing costs don't place people at risk of falling further below the poverty line."

Celia Adams (BeyondHousing CEO)

Mitchell Shire

43,000 
Current population

200,000+ 
Forecast population for 20-25 years

8.42% 
Greater housing and homelessness client rates than metropolitan Melbourne





Peter & Lyndy White Foundation

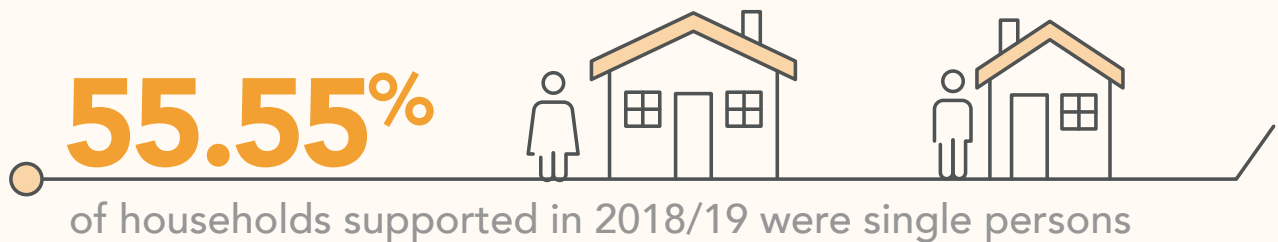
The Peter & Lyndy White Foundation is dedicated to addressing homelessness and our partnership with this philanthropic organisation has allowed us to address the increasing numbers of single people experiencing homelessness.

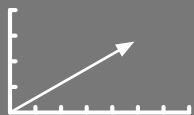
The first four of eleven new one-bedroom homes for single people in the Goulburn & Ovens Murray regions are already completed.

Last financial year, over half of the 3,500 people we supported were single people, on extremely low incomes. With the shortage of affordable housing for single people, many people at risk of homelessness have very limited options. People who are living alone and on a low income or Newstart allowance find it almost impossible to pay market rent and still have money to meet other essential costs of living.

The appealing homes are designed specifically for single people and enhance the quality of life for tenants and maximise space and livability. Each unit is six-star energy rated and is fitted with a solar energy system, rain-water tanks, ample storage and large private outdoor space. We worked closely with local builders on the design of the homes to help alleviate cost of living pressures, as well as carefully selecting sites with proximity to shops, services and public transport.

The long-term collaboration and generosity of the Peter & Lyndy White Foundation is an exceptional response to declining rental affordability, long waiting lists for public housing, and increasing rates of homelessness. These new homes provide stable housing for single people who have been priced out of the private rental market and will ensure the safety and essential housing needs for some of the most vulnerable people in our communities.





40%

Increase in of non-English speakers in Wodonga from 2011 to 2016



16.3%

Wodonga residents born overseas arrived in the last five years



26%

Shepparton residents born overseas arrived in the last five years.

2011–2016

The number of new Shepparton residents from India, Afghanistan, Iraq and the Philippines has increased at higher rates than other regional areas

TRANSLATION PROJECT

Preventing homelessness by bridging the knowledge gap

BeyondHousing sees the impact literacy levels have on people's ability to understand information about their housing, so we released key brochures in Easy English and translations into five priority languages: Arabic, Dari, Punjabi, Swahili and Tagalog.

While the diversity of our community increases, our homelessness figures do not match this growth. Local Ethnic Councils have identified that many new members of the community largely don't know what we do or how to access services. So, we worked in partnership with Albury-Wodonga Ethnic Communities Council and the Ethnic Council of Shepparton with a grant from the Sidney Myer Fund and transformed our information to ensure greater levels of inclusion for all members of our communities.

We saw great value in the Easy English versions so we used our own resources to make these happen and worked with Easy English expert Cathy Basterfield.

The key material translated included:

- Our Services – what we offer and how to access our services
- Right to Privacy
- Rights and Responsibilities

We are committed to early intervention before homelessness happens and we are committed to inclusion,

“It's hard to know what your rights are if the information is difficult to understand. Safe, secure and affordable housing is a human right, so we have developed this information in Easy English and translated it into five languages.”

Celia Adams, BeyondHousing CEO

having these brochures will help more people understand housing and feel empowered in their housing decisions. We know that a range of factors can lead to homelessness and this can be made worse if people can't understand leases, condition reports and essential information about their privacy and rights or responsibilities.

Albury-Wodonga Ethnic Communities Council Chairperson, Rupinder Kaur said the translated brochures give people from culturally and linguistically diverse backgrounds the 'know-how' to navigate housing issues and help them to understand tenancy rights and responsibilities in their own language.

And, we know this translated information is having an impact. The BeyondHousing website metrics are a clear indicator that people are more aware of services and are comfortable accessing material in their preferred language, with a 4,475% increase in unique page views.

What's next:

All information will be available for translation on the new BeyondHousing website through Google Translate website interface. This will also allow our team to access relevant program information in the preferred language of any clients presenting for assistance.



TOP 5

Languages other than English preferred by people accessing BeyondHousing were Arabic, Dari, Swahili, Dinka and Samoan (From 2012-2018)



10.9%

Of people living in Goulburn and Ovens Murray region have below a Year 9 educational attainment (ABS Census, 2016)

“Need Help Understanding”

Page visits and downloads

Prior to Launch
(1 July 2018 – 30 October 2018)

Post Launch
(1 Nov 2018 – 1 March 2019)

4 Unique page views

183 Unique page views

0 Document Downloads

179 Document Downloads

TRACEY & NEIL'S STORY

A Full Circle Transformation

Every now and then, something, or someone makes a huge impact on our organisation through acts of kindness and generosity.

And this year, those someone's were Tracey & Neil Jacobsen.

27 years ago, we helped Tracey, Neil and their new baby son secure a rental property after they had nowhere else to go. This year they reached their long-held goal of paying us back, making an amazing donation to help us support others the way we did for them. It was truly a case of coming full circle.

Back then, Neil sustained a permanent injury that affected his ability to work and the family had to move in with a family member. When those circumstances suddenly changed, they found themselves at risk of homelessness and turned to us for support. Tracey can still recall the impact that had on the family.

"We had a small baby and had to move in a hurry but had no means to get a new place with the financial difficulties we were facing. We came to Rural Housing Network, as they were known then, and they helped us find a place we could afford and supported us with the bond and 2 weeks rent in advance. We've never forgotten the relief we felt, and the absolute kindness and care of the staff."

Having this new home was the first step in their transformation from a family facing homelessness to one who worked and studied hard for many years to purchase their own home two years ago. It's a journey Tracey says could only have happened because of the dignity and opportunity having a stable home gave them.

And the journey hasn't just stopped at helping us financially. In Tracey's role as an Occupational Therapist, she has referred several vulnerable people to us to receive that same support.

"I've taken people down to BeyondHousing's office, and I know when they step through those doors the BeyondHousing staff are going to give that person and their family all the support and help they need. I know the possibilities and opportunities that lie ahead for that person and how secure and affordable housing can really change your life."

It means so much to our whole team to hear that we made such an impact on Tracey and Neil that they would carry that experience with them and give back to help us support more people to transform their lives.

Our Supporters and Partners

To ensure that we can continue growing our innovative programs and meet the needs of our clients and tenants, we rely on the generosity of our supporters. Donations are used to support the people who access our services. Additionally, we received substantial gifts-in-kind support from corporates and the community.

Diversifying income is a priority for us over the coming year. We hope to grow our general donations to give greater capacity and sustainability to programs and clients moving forward. On behalf of all of us at BeyondHousing, we would like to sincerely thank each and every supporter who has donated to the work we do. Every contribution makes a huge difference to the lives of people at risk of or experiencing homelessness – thank you.

We'd like to thank our valued partners and funding bodies, support services, our sector colleagues and of course our clients and tenants. In particular, the people who allow us to tell their stories. We are grateful for your generosity in sharing your personal journey in the effort to end homelessness and build more social housing.

BeyondHousing would like to recognise the valuable relationships it has with the Victorian Government, Mitchell Shire Council, Wodonga Council, Wangaratta Council, Benalla Rural City Council and Greater Shepparton City Council. These long-term strong relationships have significantly improved opportunities to develop social housing for people in need in our communities.

“We are finally in a position where we can help others. We have achieved our biggest goal of owning our own home, so wanted to pay back everyone who had helped us along the way. For 27 years I have had it written down in the budget in my diary how BeyondHousing helped us and this was the year we could give back.”



BeyondHousing has maintained strong partnerships with a range of organisations and would like to thank:

Funding Partners

Peter & Lyndy White Foundation
Helen Macpherson Smith Trust
Sidney Myer Fund

Victoria State Government

Department of Health & Human Services,
Social Housing Growth Fund
Department of Treasury & Finance
Housing Registrar, Department of Treasury & Finance
Consumer Affairs Victoria, Victorian Property Fund

Workplace Giving Project

North East Water management and staff

Project Partners

Yooralla
Renewable Albury-Wodonga Energy Incorporated

Builders

Alatalo
Diverse Builders
Metricon
Sessions Builders
Shearer Constructions

Directors' Report

For the Year Ended 30 June 2019

Your directors present the financial statements of the Rural Housing Network Limited ('the Company') for the year ended 30 June 2019.

Directors

- The following persons were directors of Rural Housing Network Limited during the whole of the financial year and up to the date of this report unless otherwise stated:

Susanne Paini
 Charles Philip Oates (Resigned November 2018)
 Owen Webb
 Darran Stonehouse
 Teigan O'Grady (Appointed October 2018)
 Ann Telford (Resigned 16 August 2019)
 Cade Gow
 Neil Funston

Company Secretary

Owen Webb was appointed as Company Secretary on 28 November 2012.

Principal Activities

The principle activity of the entity during the financial year was:

To provide housing support services to disadvantaged households; broadly grouped into the following areas: Transitional Housing Services, Long Term Housing Services and Rental Housing Support Services.

No significant changes in the nature of the entity's activity occurred during the financial year.

Objectives

Rural Housing Network Limited's objective is for all people to have safe, secure, affordable and appropriate housing. Rural Housing Network Limited is committed to ending homelessness. Our aim is to provide the full range of quality housing and homelessness services by working in partnership with Government, business, communities and individuals.

Strategies

Rural Housing Network Limited's strategies to achieve these objectives are

- To deliver services to our clients in ways that represent our values, promote the rights of people and ensure the best possible housing outcomes; prioritising for the most vulnerable in our communities.
- To provide leadership, advocacy, and influence on the issues of homelessness and affordable housing within our catchment and beyond.
- To be a values-based organisation, with a positive team culture that promotes safety and well being; and supports each other in the pursuit of achieving our vision to end homelessness
- To use evidence of demand to grow, recognising that it requires the courage to take some considered risks and the resources to develop concepts that, when tested, may not proceed.
- To have robust systems that enhance the experience for all stakeholders, drive strategic improvements and provide for an objective basis for decision-making and accountability.
- To minimise our environmental impact through the adoption of financially viable initiatives to improve resource efficiency, reduce waste generation and reduce the consumption of natural resources.

KPI's

Rural Housing Network Limited monitors its financial performance by setting targets for some key financial benchmarks. Performance against these indicators for the financial year ending 30 June 2019 and prior year are set out in the Table below.

Performance Indicator	2019		2018	
	Actual	Benchmark	Actual	Benchmark
Earnings (excluding Capital Grants) before Interest Expense, Tax, Depreciation & Amortization (EBITDA) to Interest Expense, 'Interest Cover'	4.69 Times	1.35 Times	4.84 Times	1.35 Times
EBITDA as percentage of Operating Revenues	14.11%	>15%	15.29%	>15%
Net Assets as percentage of Total Assets	81.3%	>75%	82.6%	>75%
Current Assets to Current Liabilities	1.20 to 1.00	1.00 to 1.00	1.30 to 1.00	1.00 to 1.00
Total Borrowings to Total Equity	14.2%	<15%	13.7%	<15%

Information on Directors

Neil Funston

Director since 30/08/2017

Responsibilities:

- Finance & Audit Committee
- People & Culture Committee

Occupation- Small Business Owner

Susanne Paine

Director since 5/11/2008

Responsibilities:

- Chairperson from 30/11/2017
- People & Culture Committee

Occupation - Chief Executive Officer

Charles Philip Oates

Director since 22/06/2001

(Resigned at November 2018 AGM)

Responsibilities:

- Treasurer from 30/11/2017
- Finance & Audit Committee

Occupation - Retired

Ann Telford

Director since 24/02/2017

(Resigned effective August 2019)

Occupation - Executive Manager

Teigan O'Grady

Director since 31/10/2018

Responsibilities:

- Risk & Governance Committee
- Finance & Audit Committee

Occupation - Manager Governance & Risk

Darran Stonehouse

Director since 31/10/2012

Responsibilities:

- People & Culture Committee
- Risk & Governance Committee

Occupation - Lecturer

Owen Webb

Director since 30/11/2011

Responsibilities:

- Secretary from 28/11/2012
- Risk & Governance Committee

Occupation - Solicitor

Cade Gow

Director since 28/11/2012

Responsibilities:

- Treasurer from 28/11/2018
- Finance & Audit Committee

Occupation - Accountant

Meetings of Directors

The number of meetings of the Company's directors held during the year ended 30 June 2019, and the number of meetings attended by each director were:

	Number of Meetings Attended	Number of Meetings Held*
Neil Funston	12	12
Susanne Paine	4	4
Phil Oates	7	10
Ann Telford	11	12
Teigan O'Grady	8	9
Darren Stonehouse	7	8
Owen Webb	10	12
Cade Gow	9	11

* reflects the number of meetings held during the time the director held office during the year

The Company is incorporated under the Corporations Act 2001 and is a company limited by guarantee. If the Company is wound up, the constitution states that each member is required to contribute a maximum of \$10 each towards meeting any outstanding obligations of the entity. At 30 June 2019, the total amount that members of the company are liable to contribute if the company is wound up is \$70 (2018: \$70).

Auditor's independence

A copy of the auditors' independence declaration as required by the Australian Charities and Not-for-profits Commission Act 2012 has been received and can be found following this director's report.

This directors' report is signed in accordance with a resolution of the directors.


Director
Darran Stonehouse


Director
Cade Gow

Wodonga
30 October 2019

Concise Financial Report For the Year Ended 30 June 2018

Statement of Profit and Loss and Other Comprehensive Income For the Year Ended 30 June

	NOTE	2019 (\$)	2018 (\$)
Revenue	2	14,106,711	12,190,185
Employee benefits expense		(4,409,661)	(4,002,824)
Depreciation and Amortisation Expense	3	(831,178)	(841,701)
Finance Costs	3	(361,739)	(376,436)
Property Expenses		(1,355,732)	(1,364,818)
Client Expenses		(1,156,114)	(1,271,372)
Maintenance & Asset Management Expenses		(548,792)	(471,427)
Administrative and office expenses		(956,906)	(1,035,405)
Rents Remitted Expenses		(1,779,031)	(1,843,660)
Loss of Sales Assets	3	–	(1,843,660)
Surplus Before Income Tax		2,707,558	958,434
Income Tax Expense		–	–
Net Surplus for the Year		2,707,558	958,434
Other Comprehensive Income		–	–
Total Comprehensive Income for the Year		2,707,558	958,434

Statement of Financial Position As at 30 June 2019

	2019 (\$)	2018 (\$)
ASSETS		
• Current Assets		
Cash & Cash Equivalents	6,519,429	5,744,215
Trade & Other Receivables	143,159	157,369
Other Assets	140,892	105,781
Total Current Assets	6,803,480	6,007,365
• Non-Current Assets		
Property, Plant & Equipment	68,924,324	65,241,725
Total Non-Current Assets	68,924,324	65,241,725
TOTAL ASSETS	75,727,804	71,249,090
LIABILITIES		958,434
• Current Liabilities		
Trade & Other Payables	4,683,154	3,688,887
Borrowings	342,966	335,419
Provisions	675,031	562,464
Total Current Liabilities	5,701,151	4,586,770
• Non-Current Liabilities		
Borrowings	8,381,604	7,720,614
Provisions	66,191	70,407
Total Non-Current Liabilities	8,447,795	7,791,021
TOTAL LIABILITIES	14,148,946	12,377,791
Net Assets	61,578,857	58,871,299
EQUITY		
Retained Equity	61,578,857	58,871,299
TOTAL EQUITY	61,578,857	58,871,299

Statement of Changes in Equity As at 30 June 2019

	Retained Earnings (\$)
Balance at 1st July 2017	57,991,865
Net Surplus for the Year	959,434
Other Comprehensive Income for the Year	–
Balance at 30th June 2018	58,871,299
Net Surplus for the Year	2,707,558
Other Comprehensive Income for the Year	–
Balance at 30th June 2019	61,578,857

Statement of Cash Flow For the year ended 30 June

	2019 (\$)	2018 (\$)
Cash Flows from Operating		
Receipts of Grants	9,879,328	8,453,696
Receipts for Others	5,048,186	5,083,667
Payments to Suppliers & Employees	(10,128,783)	(9,952,869)
Interest Received	122,605	92,323
Finance Costs	(361,739)	(376,436)
Net Cash Inflow/outflow from Financing Activities	4,559,597	3,300,381
Cash Flows from Investing Activities		
Proceeds From Sale of Property, Plant & Equipment	241,499	22,000
Payment For Property, Plant & Equipment	(4,694,419)	(1,734,560)
Net cash inflow/(outflow) from investing activities	(4,452,920)	(1,712,560)
Cash Flows from Financing Activities		
Repayment of borrowings	–	(330,311)
Proceeds from borrowings	668,537	–
Net cash inflow/(outflow) from financing activities	668,537	(330,311)
Net Increase/(Decrease) in Cash Held	775,214	1,257,510
Cash at the beginning of the financial year	5,744,215	4,486,705
Cash at the end of the financial year	6,519,429	5,744,215

Notes To The Concise Financial Report For The Year Ended 30 June 2019

Note 1. Summary of significant accounting policies Basis of preparation of the Concise Financial Report

The concise financial report is an extract of the full financial report for the year ended 30 June 2019. The concise financial report has been prepared in accordance with Australian Accounting Standard AASB 1039: Concise Financial Reports.

The financial statements, specific disclosures and other information included in the concise financial report are derived from and are consistent with the full financial report of the Rural Housing Network Ltd. The concise financial report cannot be expected to provide as detailed an understanding of the financial performance, financial position and financing and investing activities of the Rural Housing Network Ltd as the full financial report. A copy of the full financial report and auditor's report will be sent to any member, free of charge, on request.

Note 2. Revenue

Revenue from Grants	2019 (\$)	2018 (\$)
Capital Grants	2,090,185	263,513
Recurring grants	6,815,256	6,776,632
	8,905,441	7,040,145
Other income		
Interest Earned	114,198	91,033
Donations Received	21,652	13,277
Rental Income	4,950,361	4,968,980
Other	46,066	46,046
Recoveries	8,136	30,704
Gain on sale of assets	60,857	-
Total Other Income	5,201,270	5,150,040
TOTAL REVENUE	14,106,711	12,190,185

Note 3. Profit

Net gains and expenses

Profit before income tax expense includes the following expenses:

Expenses	2019 (\$)	2018 (\$)
Depreciation and Amortisation		
Buildings	457,071	453,823
Motor Vehicles	34,504	20,145
Plant & Equipment	93,201	114,389
Furniture, Fuxtures & Fittings	209,026	216,576
Buliding Improvemnets	37,376	36,768
Total Depreciation and Amortisation	831,178	841,701
Interest Expence	361,739	376,436
Audit Service	16,670	16,200
Property, Plant & Equipment		
Proceeds on Disposal	241,500	22,000
Disposals at Written Down Value	(180,643)	(45,108)
Net Gain/(Loss) on Disposals	60,857	(23,108)

Note 4. Events Occurring after Reporting Date

There were no significant events occurring after the reporting date likely to impact the affairs of the Company in future.

Note 5. Analysis of Financial Report

The discussions and analysis is provided to assist members in understanding the concise financial report. The discussion and analysis is based on the Rural Housing Network Ltd financial statements and the information contained in the concise financial report has been derived from the full financial report of the Rural Housing Network Ltd for the year ended 30 June 2019.

Statement of Profit and Loss and Other Comprehensive Income

For the year ended 30 June 2019, a surplus of \$2.708M has been achieved. The reported surplus was based on Total Revenues of \$14.107M. Comparative figures for the prior year, 2017/2018, were a surplus of \$959,434 and Total Revenues of \$12.190M.

Included in the current year's result was capital grant income of \$2.090M which related mainly to funding from the Department of Justice for the housing project designed to provide accommodation in the Mitchell Shire and to funding from the Peter and Lyndy

White Foundation to construct affordable rental units in Wangaratta, Shepparton and Seymour. This compares with the 2017/2018 year which included capital grants of \$263,513. The underlying Operating Surplus for the 2018/2019 year was \$617,373 compared to \$695,921 for the previous year. Operating Income for the reporting year was \$11.956M which was higher than the prior year of \$11.926M, an increase of 0.25%.

Operating Grants in 2018/19 of \$6.815M are consistent with the 2017/18 year operating grants balance of \$6.777M. Operating grants represented 43% of total operating income which was down on the prior year of 55.59%. This is the result of a \$1.827M increase in the amount of capital grants recognised in 2018/19.

Rental income and other income balances received were comparable to 2017/18.

Operating expenses for the 2018/2019 year, (excluding interest expense) totalled \$11.037M compared to \$10.854M in 2017/2018. The 5.02% increase in Operating Expense in 2018/2019 over the previous year, was due in part to a slight increase full time equivalent staff along with annual wage increases. Client Expenses in the current year decreased by \$115,258 from the prior year due to a decrease in the level of rental assistance requests received. Property, maintenance and administrative and office expenses were comparable to 2017/18.

Depreciation expense in the 2018/2019 year was \$831,178 compared to \$841,701 expensed in the prior year. This decrease is mostly related to the disposal of \$180,642 in assets this year.

Interest Income in 2018/2019 of \$114,198 was up slightly on the prior year amount of \$91,033 despite lower interest rates being received for term deposit investments and was due to the increase in term deposit and on-line saver investments held during the year.

Interest expenses for the current year of \$361,739 were just below the 2017/2018 year of \$376,436. The current environment of low interest rates continue to assist the favourable movement in this expense.

Statement of Financial Position

As at 30 June 2019, Net Assets were \$61.579M, compared to \$58.871M as at 30 June 2018, an increase of 4.6%. Current Assets including Cash and Cash Equivalents amounted to \$6.803M at the end of 2018/2019 year, compared to the corresponding total of \$6.007M at the end of prior year. An increase in the balance of unexpended operational and capital grant funding received contributed to this increase.

Property, Plant and Equipment at the end of 2018/2019 amounted to \$68.924M, at written down value, which represented an increase of \$3.682M when compared to 2017/2018 balance of \$65.242M. The increase is due \$4.694M of capital additions which mainly represents the construction and fit-out of new affordable accommodation.

Current Liabilities increased to \$5.701M at the end of 2018/2019 compared to the 2017/2018 closing balance of \$4.587M. The increase of \$1.114M is mainly due to an increase the operating and capital grants received in advance accounted for as a liability.

Non-Current Borrowings increased to \$8.382M in 2018/2019 from \$7.721M last year. The increase is the result of an additional loan facility used to fund capital purchases.

Statement of Cash Flows

During 2018/2019 operating, investing and financing activities generated a net increase in Cash Held of \$775,214 compared to an increase of \$1.257M in 2017/2018. The major movements in cash flow in the current year were in regard to an increase in property, plant and equipment purchases from \$1.735M in the prior year to \$4.694M this year. Property, plant and equipment purchases were funded by a \$668,537 increase in loan facilities from prior year, \$241,499 of proceeds from asset sales and from operating cashflows which are \$1.259M up on the prior year primarily due to increased capital grant funding received.

Directors' Declaration & Independent Audit Report

Rural Housing Network Limited trading as Beyond Housing

Directors' Declaration

For the year ended 30 June 2019

The directors of Rural Housing Network Limited declare that the concise financial report of the Company for the year ended 30 June 2019:

- complies with Accounting Standard AASB 1039: Concise Financial Reports; and
- is an extract from the full financial report for the year ended 30 June 2019 and has been derived from and is consistent with the full financial report of the Rural Housing Network Limited.

This declaration is made in accordance with a resolution of the directors.



Director
Darran Stonehouse



Director
Cade Gow

Wodonga
30 October 2019

 **JOHNSONSMME**
Audit and Assurance Services

820 Swift St
PO Box 175
Albury NSW 2640

P 02 6025 9100
F 02 6025 2554
W johnsonsmme.com.au

Independent auditor's report to the members of Rural Housing Network Ltd

Report on the concise Financial Report
The accompanying concise financial report of Rural Housing Network Ltd comprises the statement of financial position as at 30 June 2019, the statement of profit and loss and other comprehensive income, statement of equity and statement of cash flows for the year then ended and related notes, derived from the audited financial report of Rural Housing Network Ltd for the year ended 30 June 2019. The concise financial report does not contain all the disclosures required by the Australian Accounting Standards.

Auditor's opinion of the Financial Report
In our opinion, the concise financial report Rural Housing Network Ltd for the year ended 30 June 2019 complies with Australian Accounting Standard AASB 1039 Concise Financial Reports.

Basis for Opinion
We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the registered entity in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Directors' responsibility for the concise Financial Report
The Directors are responsible for the preparation and presentation of the concise financial report in accordance with Accounting Standard AASB 1039 Concise Financial Reports, and for such internal control as the Directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the concise financial report, the Directors are responsible for Rural Housing Network Ltd's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the registered entity or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibility for the Audit of the Financial Report
Our objective is to obtain reasonable assurance about whether the concise financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the concise financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: <http://www.aasb.gov.au/home.aspx>. This description forms part of our auditor's report.

13


Achieving goals together
Lobby listed by a scheme approved under Professional Standards Association
Johnson's MME Audit & Assurance Services Pty Ltd
ABN 70 602 921 428


Johnson's MME
Chartered Accountants

Ryan Schischka
Director

Albury
31 October 2019





“The things that don’t get talked about enough when people are struggling on government allowances are how you can’t pay bills, maintain your housing and pay for basic health and education needs for your family. Not having enough money makes life difficult to manage but having a home I can afford to rent and solar energy to reduce power bills is the biggest relief.”

Jaci – BeyondHousing tenant & Renewable Energy Project recipient





BEYOND HOUSING

Office Hours

Monday to Friday
9am – 5pm

82 High St
Wodonga
PO Box 761, 3689
(02) 6055 9000

40 – 42 Rowan St
Wangaratta
PO Box 273, 3676
(03) 5722 8000

54 Tallarook St
Seymour
PO Box 839, 3661
(03) 5735 2000

49 Stewart St
Shepparton, 3630
PO Box 923, 3630
(03) 5833 1000

For further information

Visit our website
beyondhousing.org.au

Email us
info@beyondhousing.org.au

Follow us
[@beyondhousingau](https://twitter.com/beyondhousingau)



The history, culture, diversity and value of all First Nations people are recognised, acknowledged and respected. BeyondHousing embraces differences in gender, gender diversity, age, ethnicity, race, cultural background, ability, religion, and sexual orientation. We recognise the benefit that diversity and inclusion play in helping achieve our goals and vision of ending homelessness.

BeyondHousing is a child safe organisation and all offices are disability accessible. Interpreter services are also available. All services are free of charge.

