



# Annual Report 2020/21



Uniting Housing is the community housing provider of the Uniting Church in Victoria and Tasmania.



# About Uniting Housing

Uniting Housing incorporates two housing companies, Uniting Housing (Victoria) Limited, which is a Community Housing Provider (CHP) registered with the Victorian Housing Registrar; and Uniting Housing (Australia) Limited, which is a registered Tier 2 Community Housing Provider (CHP) under the National Regulatory System for Community Housing.

We provide affordable homes for individuals and families in housing stress, who are homeless or at risk of homelessness. We provide inclusive housing services in Melbourne, Hobart and in regional Tasmania and Victoria to address a diverse range of housing needs.

Uniting Housing is committed to supporting and strengthening personal, family and community connections. We work in partnership with Uniting (Victoria and Tasmania) Limited (Uniting Vic.Tas) and other community agencies so that people can access a range of supports in an integrated approach to service delivery.

## The Uniting Housing and Uniting Vic.Tas partnership

Uniting Housing and Uniting Vic.Tas have come together to make housing a priority for the Uniting Church. This partnership is focused on providing more social and affordable housing.

## 5 key principles guide our approach to housing:

### 1. Local

We will partner with local communities and Uniting Church congregations to explore community need, co-create housing options and deliver local housing investments together.

### 2. Integrated

We put our consumers at the centre of our work, delivering housing where we can offer integrated service delivery to residents. This is a particular strength in many of the regional areas where we operate.

### 3. Sustainable

We develop affordable housing projects that are socially, financially and environmentally sustainable.

### 4. Focused

Decisions about where to operate are based on where we can provide a range of services, where there is demonstrable need and a lack of alternatives. Our developments must be economically feasible and offer competitive advantage.

### 5. Enduring

Housing investments we make will all be considered and evaluated on a “stand-alone” basis, without ongoing cross subsidisation from other projects or reserves.

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# Chair's Report

The challenging conditions we have faced in the past year have tested individuals and organisations and revealed the true qualities of both.

The teams at Uniting Housing and our sister organisation, Uniting Vic.Tas have triumphed in the face of these trying conditions.

The achievements underpinning this success are shared throughout this annual report.

Some of my highlights have been:

- The Big Housing Build, a Victorian Government stimulus program, for which we made a submission, outlining our capacity and goals and how these aligned with the Government's own aspirations
- Growing our capacity to achieve excellent housing outcomes by recruiting new team members across all our service areas. The financial commitment of Uniting Vic.Tas to our joint strategy has been critical in making this possible. The fact that such talented staff chose to join Uniting Vic.Tas is a testament to the positive regard in which the community services work of the Church is held
- Hitting key milestones on critical projects such as the Ringwood and Wangaratta housing developments
- An outstanding collaboration with the Victorian Government as a key partner in the From Homelessness to a Home (H2H) program, successfully delivering 188 housing solutions for people in their time of need
- Good outcomes in key performance areas and compliance requirements. Some examples are the thorough review of the Service Level Agreement (SLA) with Uniting Vic.Tas, securing positive feedback from our customers via the renter survey, and the continued endorsement of our regulators.

These successes came at the same time as the General Manager baton was passed seamlessly from Kristie Looney as she took parental leave, to Heidi Dixon, who has a wealth of experience and a passion for housing.

I was privileged to participate in the virtual Uniting Church Synod Assembly in February. Seeing the commitment and values of so many members of the Church in action was a humbling and motivating experience.

The past year has reaffirmed in a powerful way that we can only make a difference in local communities because we are part of a larger, caring and committed community of the Uniting Church.



David Cant  
**Board Chair**



# General Manager's Report

Access to housing that is affordable, safe and secure is essential to supporting people's health and wellbeing and strengthening personal, family and community connections.

At Uniting Housing, we are committed to providing affordable homes for individuals and families in housing stress and those who are experiencing homelessness.

Our housing services are inclusive and address a diverse range of housing needs.

We work in partnership with Uniting Vic.Tas to ensure that the people we assist with housing can access a range of supports to address all their needs.

Despite the challenges of the COVID-19 pandemic, our team has continued to focus on delivering the joint strategy of Making Housing a Priority for the Uniting Church and growing the number of housing tenancies to meet community needs.

We have been building our relationships with Uniting Church congregations and presbyteries to explore opportunities to develop housing to meet local community needs. We have appreciated the support of Synod Property Services in progressing these discussions in line with church governance requirements.

Some highlights throughout the year include:

- Working on the Tasmanian housing project, a vital partnership with the Tasmanian Government to develop more social housing
- Securing an \$821,000 Victorian Government stimulus grant for maintenance upgrades on 35% of our housing portfolio
- Receiving a \$3.81 million grant from the Commonwealth Government's Safe Places accommodation program to deliver housing for women and children escaping family violence.

During the year, we further developed the expertise of our leadership team with the recruitment of a Head of Housing Strategy and Asset Planning, two Development Managers and a Development Analyst to deliver the housing growth plan.

We are well positioned to deliver on our growth strategy in coming years.

I would like to thank the Uniting Housing Board and Uniting Vic.Tas for their leadership and encouragement as we work to deliver housing to consumers in need.



Heidi Dixon  
**Interim General Manager**





# From crisis to stability

Mike\* has a history of homelessness and ongoing mental health issues.

He has been homeless on and off for many years and has moved between boarding houses, motels and staying with family members.

During the first COVID-19 lockdown in 2020, Mike's long-term partner died of an accidental drug overdose.

His alcohol consumption increased and after a short stay with family, there was a domestic dispute that resulted in Mike leaving the home.

At this point, all family contact and support ended and Mike moved to another house.

The lack of family support and stable accommodation meant that Mike's mental health declined, and he started drinking more.

Although unstable accommodation was at the core of his issues, Mike had few options.

He lived in temporary and crisis accommodation for many months, making it difficult to seek support for his alcohol and mental health challenges.

Mike's first suicide attempt came shortly after his arrival at a rooming house.

He spoke about the mental strain that his insecure housing was causing and his inability to cope in a shared living environment.

Our team linked Mike with mental health support and managed to get him into a crisis house where he could live independently.

At this point we realised his suitability for the From Homelessness to a Home program.

He moved to his new apartment in June 2021.

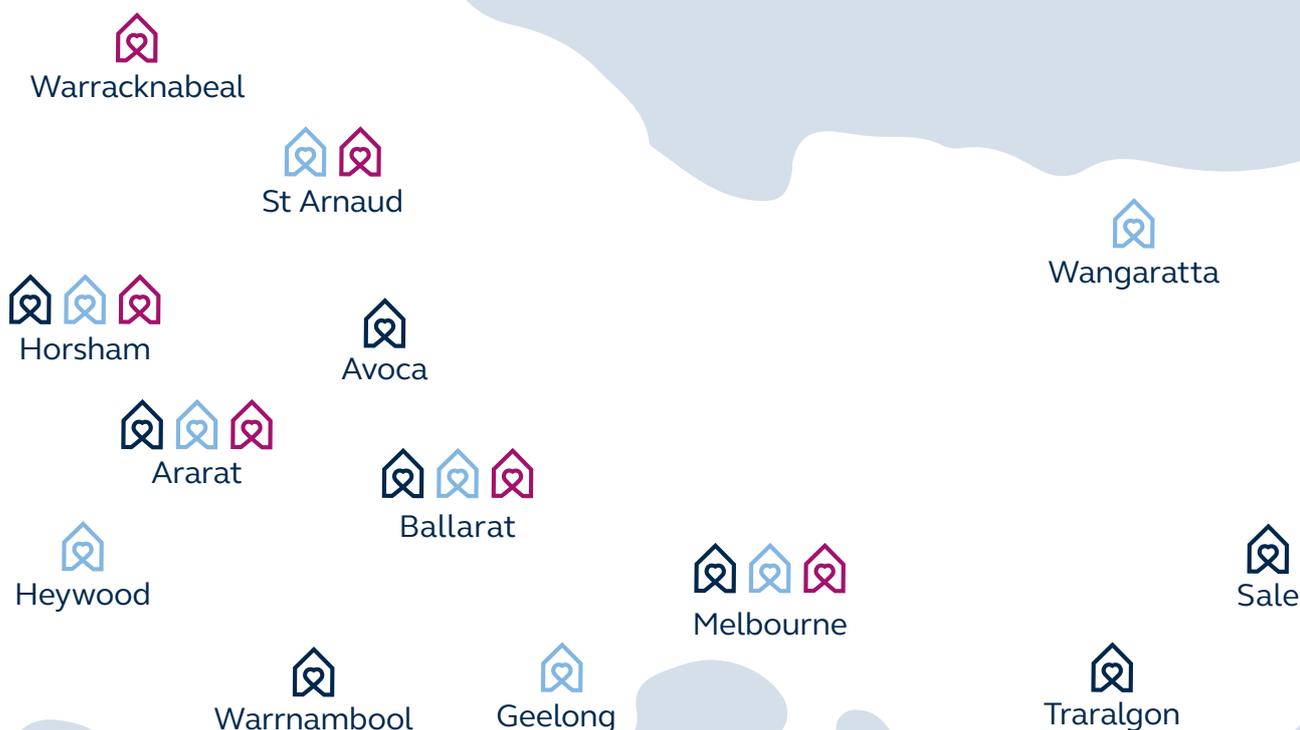
Mike often expresses how thankful he is for this opportunity.

Having stable accommodation has given him the confidence to join local mental health support groups, access alcohol and other drug services and he is looking to start a music group with friends.

He is now working towards rebuilding his relationship with his family.

*\*This is a true story about a real person. Some details such as names have been changed to respect the wishes of the person featured. The photo accompanying this story is for illustrative purposes only. It is not a photo of the person featured in this story.*

# Our housing map



## Community Housing

- Ararat
- Bacchus Marsh
- Ballarat
- Box Hill
- Croydon
- Epping
- Geelong
- Heywood
- Horsham
- Ringwood
- Sebastopol
- South Melbourne
- St Arnaud
- Stawell
- Vermont
- Wangaratta
- Wendouree
- Werribee



## Transitional Housing

- Alfredton
- Ararat
- Bacchus Marsh
- Ballarat
- Bayswater
- Boronia
- Daylesford
- Delacombe
- Horsham
- Kilsyth
- Nhill
- Redan
- Sebastopol
- Soldiers Hill
- St Arnaud
- Stawell
- Warracknabeal
- Wendouree



## From Homelessness to a Home

- Ararat
- Avoca
- Bacchus Marsh
- Ballarat
- Clayton
- Doncaster East
- Glen Waverley
- Hamilton
- Horsham
- Kew
- Morwell
- Mount Helen
- Ringwood
- Sale
- Traralgon
- Warrnambool
- Wendouree
- Wonthaggi

# Our year in review



**188**

found housing through the From Homelessness to a Home program



**290**

new renters housed



**84%**

of renters satisfied with our services



**549**

tenancies across Victoria

**95%**

of urgent repairs attended to within 24 hrs

## We conducted a consumer survey throughout the year. Here's what our renters told us:



**78%**

wanted good connection to support services



**78%**

said affordable rent was essential



**89%**

said quality and condition were important



**85%**

said the neighbourhood was important

**88%**

wanted a safe and secure property

# Celebrating our wins

It has been a busy year for Uniting Housing.

## From Homelessness to a Home

The From Homelessness to a Home (H2H) program is the Victorian Government's response to increasing numbers of people experiencing homelessness and living in emergency accommodation since the COVID-19 pandemic started.

Over \$150 million has been allocated to this vital program and we are 1 of 11 providers delivering 1,845 packages across the state.

We have been allocated 188 packages across the West (74 packages in consortium with CatholicCare), Gippsland (85 packages in consortium with Quantum, Salvation Army, the Victorian Aboriginal Child Care Agency and Gippsland & East Gippsland Aboriginal Co-Operative Ltd) and in the East (29 packages).

The program has been rolled out rapidly since February this year under emergency management protocols co-ordinated by the Department of Families, Fairness and Housing (DFFH)/ Homes Victoria.

It has seen us draw on our strengths in leadership and broad service delivery to establish the program across regions. We have worked closely with DFFH/Homes Victoria, all H2H sector providers, consortium partners and the wider homelessness sector.

So far 100% of packages have been allocated, 100% of headlease properties have been sourced and 124 new households have been established.

The program has a strong consumer focus. The stories of people like Mike (on page 6 of this report) reflect the positive impact that the program has been making so far.

Support teams working in the H2H program are finding it incredibly rewarding to be able to provide people experiencing homelessness with a home and other support services to help them get back on their feet.

We know how much of a difference having a home has on every aspect of a person's life, particularly for people in crisis.

Lack of access to affordable housing directly affects people's ability to look forward to a positive future and that's why the H2H program is so important.

There's strong evidence that it's only after securing safe and permanent housing that people in crisis are able deal with other important needs such as finding a job or seeking support for mental health or alcohol and drug issues they may have.

## Solar panels

We received \$200,000 to install solar panels on community housing properties across the Central Highlands region and the Wimmera.

The funding was provided by Ballarat Renewable Energy and Zero Emissions (BREAZE) and the Victorian Government – Solar Victoria rebate scheme.

Solar panel (PV) systems were installed on 51 properties owned and managed by Uniting Housing.

All electricity cost savings from the solar panel installations are claimed directly by renters of Uniting Housing.

## Housing upgrades

Our 7-room Hazelmere property in Horsham received \$392,000 in stimulus grant funding from the Victorian Government to renovate the facility.

This allowed us to upgrade the property and create three 2-bedroom units and five 1-bedroom units.

What was formerly a rooming house with shared common areas was converted to a property with independent living units for young consumers.

This is an excellent result for renters, who now have a greater sense of belonging and independence.

We also received a Victorian Government stimulus grant to provide upgrades and improvements to over 100 properties across the state.

The funding, valued at \$821,000, will provide welcome property improvements to renters within the Uniting Housing portfolio.

## Sunshine development

In partnership with Uniting Vic.Tas, Uniting Housing secured 17 units in Sunshine within a mixed-use development.

The site is conveniently located close to shops, public transport and Uniting Vic.Tas disability employment, emergency relief and tenancy assistance services.

It is within the identified growth zone of the western metro corridor, which has significant demand for social housing.

The western metro corridor is an identified priority area for growth in the Uniting Housing and Uniting Vic.Tas Making Housing a Priority strategy.



# A place to call home

Graeme is a consumer involved in the From Homelessness to a Home program. Here, he shares his story.



Recently, I moved into a house in Avoca, Victoria after being homeless for over 13 months.

I lived here a long time ago when my children were young. I am one of the few lucky ones to have found a home under the From Homelessness to a Home program.

It all started for me in late March 2020 when I was asked to leave the private rental property in Hamilton I was living in at the time.

I was staying with a friend of mine and her property manager didn't approve of me staying there.

This was tough because it was in late February and March which was when COVID-19 first hit, and my options were limited.

I was only going to stay there for a short time, and I had stored my belongings and my furniture in her garage.

We tried to reason with the property manager and assured him that I was doing everything I could to find a rental property, but I wasn't getting anywhere.

His response was that I need to leave, or else he would evict both me and my friend.

I obviously couldn't take the risk of my friend getting evicted because of me, especially when she had gone out of her way to help me.

By this point she became scared and anxious at the thought that she might get kicked out.

I gathered my things and left the house because I didn't want to get her in any further trouble. I was homeless for the next 13 months.

I initially lived in my car.

I kept everything with me and moved around to avoid loitering.

It was tough and I felt overwhelmed.

I tried to get support in the Hamilton area.

I rang up Lifeline for support.

I also rang a lot of the homeless services.

I kept going around in circles, being given multiple numbers to call and getting referred to the same services again.

There are limited services in Hamilton and while they try to support people living rough, rentals are hard to come by and there just aren't enough shelters in the region.

When the limited accommodation that such services can offer runs out, homeless people are often back to living on the streets.

At times, I was living in motel rooms in Hamilton.

I moved over to Warrnambool when I found a cheaper motel.

But the price went up while I was living there, and I had to pay \$590 a week on my Centrelink Disability Pension Payment.

It wasn't easy living in these motel rooms. It was a life of constantly being adrift.

How are you supposed to get through it? What are you supposed to do?

I was applying for private rentals through estate agents and landlords throughout this time, but I wasn't getting anywhere.

Applying to rentals and accessing services is much harder when you don't have a stable living location or access to internet.

After a few months I got to the point where I basically gave up.

The From Homelessness to a Home program was introduced to me by a Salvation Army Connect housing worker.

I remember a phone conversation saying to her 'look, I don't think I'll get a place ever.'

I've tried that many rental agents. I've replied to that many. I've viewed that many properties.

What I didn't know at the time was that the Salvation Army Connect contacted Uniting Vic.Tas on my behalf.

I remember sitting with the Salvation Army housing worker in the car and saying: 'Well, I don't think you can get me a house, can you?' And less than a week later, Uniting found me a home.

Imagine my delight when he presented me with an 18 month-lease.

It was a targeted and tailored package that would give me support for that period.

I knew then that they had been doing a lot of work behind the scenes.

To be honest I was stunned and amazed because I had pretty much given up on the chance of finding a home by that point.

I mean, there are other people out there in dire situations, domestic violence cases for instance and that's not my situation.

So, it's fair to say that I am impressed with the marvellous job that they had done.

I moved into a house in Avoca in May and am signed up till at least October 2022.

For the first time in 13 months, I feel safe. I've got security and a roof over my head.

I have peace of mind knowing that I'm not going to have to go back to sleeping in my car for a while.

This is not just my story. There are many others who go through the same thing day in, day out.

I'm just one of the lucky ones to have a place where I can shelter for the time being.

I'm so thankful to all the support workers who've helped me over the time.

They really do deserve a medal for everything they've done for me. I never expected half of this.

The questions I ask is why is it so hard to get a private rental?

Why are landlords and estate agents so difficult to deal with these days? Why are support services struggling to home people all over the country?

I'm telling my story so that people know what it's like and why the system needs to be fixed.

Nobody should have to go through what I have.

If you're out on the streets, you've got nothing.

The thought of having to go out on the streets and be homeless again scares me.

It's one that I never want to go back to.

Graeme shared his story in the June 2021 edition of the Council to Homeless Persons publication, Parity.

*\*Please note, the photo accompanying this story is for illustrative purposes only. It is not a photo of the person featured in this story.*

# Meet our Board



**David Cant**  
Board Chair

David has over 40 years of experience in providing housing for people in need. David is an independent director of PowerHousing Australia, a membership organisation for 35 of the largest community housing providers in Australia. David is Co-Chair of Under 1 Roof, a consortium of housing and support agencies in Brisbane. Prior to coming to Australia in 2000, David worked in the community housing industry in the UK. David led the team that created the Brisbane Housing Company (BHC), which is now the largest registered community housing provider in Queensland. He was CEO of BHC from 2002 to 2017. David was a member on the Prime Minister's Council on Homelessness from 2009 to 2013 and an inaugural director on the National Housing Finance and Investment Corporation (NHFIC) serving from 2018 to 2021.



**Gabrielle Waters**  
Deputy Board Chair

Gabrielle has over 25 years of experience in property development and corporate operations in Australia and overseas, having held executive roles with RMIT University, Affordable Housing Solutions, Primelife, Hamton and Jones Lang LaSalle. A property development and corporate strategy professional, Gabrielle has held executive and board advisory roles for a range of companies including private and public sector, not-for-profit, government and Australian real estate investment trusts. Her expertise includes the establishment of both enterprise and property strategy to guide sustainable implementation across annual operating plans, market and portfolio assessments, complex master planning, investment/divestment and funding strategy, joint venture and government partnerships. Her experience includes mixed use developments, affordable housing, retirement and aged care, commercial and educational sectors.



**Tess Lye**

Tess is a corporate and commercial lawyer who has worked in the healthcare, banking and mining sectors. Throughout her legal career, Tess has undertaken a range of pro bono and Board roles with community legal services and community service organisations. Tess is currently the Deputy Chair of the Sexual Assault and Family Violence Centre that provides specialist support services across the Barwon, Wimmera and Western Melbourne areas of Victoria.



**Heather Watson**

Heather is an experienced non-executive director and specialist charity lawyer with broad experience in the areas of aged care, health and community services, affordable housing and Indigenous communities. Heather is the current Chair of Uniting in NSW.ACT, a director of Uniting Vic.Tas and Australian Regional and Remote Community Services (ARRCS), a subsidiary of UnitingCare Qld operating in the Northern Territory. Other current directorships include Queensland Rail, Children's Health Queensland and National Affordable Housing Consortium. Her current advisory roles include Community Services Industry Alliance Reform Council (Chairperson), Advisory Council to the Queensland Family and Child Commission and Advisory Board for the Australian Charities and Not for Profits Commission.



**Reverend Jenny Hayes**

Jenny is currently the Minister of the Highlands Cluster and Chair of the Presbytery Western Victoria. Jenny has wide and varied experience in organisations within the church and community, including: 15 years as a Prison Chaplain, Founding member and 12 years as Chair of Werribee Housing, 12 years as Chair of Skillshare Werribee, 12 years as Chair of Heathdale Community Centre, numerous committees of the Synod over 20 years, plus a lifetime of voluntary participation.



**Robyn Batten**

Robyn, has held leadership positions in some of the Uniting Church's largest community and aged care agencies. These include her roles as Executive Director of Uniting Aged Care (Vic/Tas), Executive Director of Blue Care and Executive Director of Australian Regional and Remote Community Services (ARRCS) in Queensland. Prior to her work with Uniting Church services, Robyn held CEO and executive positions in health and local government in Victoria and South Australia. Robyn commenced her career as a registered nurse and holds both Bachelor and Masters' degrees in Social Work and a Masters of Business Administration. She is also a Fellow of the Australian Institute of Company Directors (AICD). Robyn is currently the Co-founder and Executive Chair of Leap In! Australia, Director of Uniting Vic.Tas, a non-executive Director of East Melbourne Primary Health Network and the Chair of Western Health.

# Meet our Board



**Andrew Opie**

Andrew is a chartered accountant at National Australia Bank (NAB). He is a senior finance professional with extensive experience in risk, governance, and audit across the banking and financial services sector. He has worked in the UK and Australia overseeing the interpretation and implementation of complex regulatory obligations. Andrew is also a member of the Audit and Risk Committee of Uniting Vic.Tas.



**John Thomson**

John has a range of knowledge and skills within the social and affordable housing sector. John has consulted for 20 years in the housing and homelessness sectors and has a background in evaluation, strategic planning, and modelling in both the private and public sectors. He has specific strengths in financial analysis and organisational development; and is familiar with publicly funded programs at State and Commonwealth Government levels, including the issues associated with providing social housing, particularly church-based organisations.

# Meet our staff



**Heidi Dixon**  
General Manager Housing  
and Property (Interim)

Heidi is a collaborative and strategic senior executive with a demonstrated track record of developing successful partnerships between government and communities across Victoria to address community needs. She has a wealth of expertise in community engagement, stakeholder management and place-based funding partnerships between government, community, industry and business sectors. She is experienced in recruiting highly skilled people and developing multi-disciplinary teams, delivering city revitalisations, growth area community precincts and affordable housing programs.



**Kristie Looney**  
General Manager,  
Housing and Property

Kristie has extensive experience in the property sector across private, government and not-for-profit. She is a qualified urban planner and licensed estate agent and has extensive experience in project management. Kristie has been responsible for driving the implementation of Uniting Vic.Tas's growth strategy to increase the number of social and affordable housing opportunities in Victoria and Tasmania. Kristie has a strong ability to identify and mitigate risks and adhere to contracts and regulatory requirements. She has extensive experience in governance, project management and evaluation, compliance and risk analysis, asset management and real estate. Kristie was the co-founder of Property Initiatives, a social enterprise established by Women's Property Initiatives (WPI).



**Mary Lacson**  
Senior Manager,  
Property Development

Mary is a property development professional focused on renewal of precincts and creating opportunities for affordable housing. Her previous experience in Sydney and Western Australia was in mixed-tenure social, affordable and private housing developments. More recently, Mary was a Senior Development Manager (Melbourne) focused on revitalising significant urban renewal precincts. Mary has a deep passion and understanding of front-end property and precinct development, the opportunities of commercial arrangements and, balancing the social, economic and environmental outcomes of projects.

# Meet our staff



**Mark Karutz**  
Senior Manager,  
Commercial Properties

Mark has 26 years of experience in real estate and has worked across the private, government and not-for-profit sectors. His early career was in commercial property valuation and for the last 14 years he has applied the skills learned in that field to portfolio management. Mark has extensive experience in developing, project managing and successfully completing building projects.



**Robin Zakharov**  
Manager Housing  
Practice and Policy

Robin is a housing policy and practice specialist with expert knowledge across a range of regulatory performance standards related to social housing tenancy and asset management, National Rental Affordability Scheme (NRAS) compliance, and Specialist Disability Accommodation (SDA) compliance. Robin has worked in the social and affordable housing sectors for most of her career, as well as in the disability services sector. She has worked in policy and program roles in state government in Victoria and Queensland, and as an independent housing consultant.



**Susan Howell**  
Manager Finance  
and Compliance

Susan has extensive experience across the corporate and community services sectors in ICT, finance, governance, compliance and risk. Before joining the Housing and Property team in 2020 when the restructure for the new partnership took place, Susan was the Operations Manager of Uniting Housing Victoria. Susan has worked for Uniting Church community service organisations since 2008 and brings a wealth of corporate and governance knowledge to the role. Susan specialises in social housing sector regulation and is integral to ensuring the regulatory compliance of Uniting Housing. Susan is a member of the Uniting Church in Australia.



**Jan Berriman**  
**Head of Housing Strategy**  
**and Asset Planning**

Jan has extensive experience in executive positions within not-for-profit organisations in urban, regional, rural, and remote contexts within Australia. She brings a wealth of experience to her role, most recently as the Director National Housing for YWCA Australia group and previously Chief Executive Officer of YWCA Victoria and CEO and Company Secretary of the YWCA Housing group. In December 2020, Jan was awarded the Sector Leader by PowerHousing Australia, in recognition of her long-term dedication and commitment to delivery of community housing for people experiencing homelessness or housing stress. Jan is leading the preparation of Uniting Housing's bid in response to the Victorian Government's Big Housing Build program and development of our asset management strategy for the housing portfolio as part of implementing the joint Making Housing a Priority strategy.



**John Stewart**  
**Senior Manager**  
**Asset Management**

John has 20 years of facilities management experience in both the corporate and not-for-profit sector. John's career started as a shopfitter working on major construction sites including Chadstone, Highpoint and Doncaster shopping centres. He specialises in all areas of proactive scheduling of maintenance for life cycle efficiencies with a strong background in HVAC, plumbing, electrical & essential services across a property portfolio including, residential, commercial, retail & warehouses. John has extensive experience managing a team of inhouse maintenance staff and specialised contractors. John has a background in merging organisations' property departments within the community sector.



**Sheng Lin**  
**Development**  
**Analyst**

Sheng is an experienced development manager with proven success managing residential and commercial property developments of various scales and purposes. He has managed complex development projects from initial due diligence stages, the creation and updating of feasibility models, and site acquisition/purchase, execution of development agreement, through to design development and consultant engagement for development delivery. He has oversight of all pre-development approval reviews with Council and the development consent process, tendering, construction and handover, with stakeholder liaison and management throughout.

# Corporate Governance

## Corporate Structure

Uniting Housing comprises two companies: Uniting Housing (Victoria) Limited and Uniting Housing (Australia) Limited. From 1 July 2020 to 30 June 2021 the Companies had two Company Members:

- The Uniting Church in Australia Property Trust (Victoria)
- The Uniting Church in Australia Property Trust (Tasmania)

## Company Members guarantee

Uniting Housing (Victoria) Limited and Uniting Housing (Australia) Limited are both a company limited by guarantee under the Corporations Act 2001 (Cth) and domiciled in Australia.

In the event of, and for the purpose of winding up of the company, the amount capable of being called up from each member and any person or association who ceased to be a member in the year prior to the winding up is limited to \$2.

## Company statement of objects

The objects for which the Companies are established are:

1. To promote the relief of poverty, sickness or the needs of the aged by providing affordable rental housing to persons in housing need as low-income households, or through infirmity or age
2. To promote other purposes beneficial to the community through the provision of affordable housing and associated services and
3. To provide other benevolent, charitable and not-for-profit relief to people in need in Australia.

## Principal activities

The Companies are the Housing Providers of the Uniting Church in Australia Synod of Victoria and Tasmania.

The principal activities of the Companies during the year were to increase the availability of appropriate, secure and sustainable housing, to strengthen communities and assist those most in need.

## COVID-19

The COVID-19 pandemic together with continued restrictions and lockdowns is likely to have significant economic and social consequences, impacting operations and future financial results of the Company.

## Operating Result

Uniting Housing (Victoria) - The Operating Result for the year ended 30 June 2021 amounted to **\$1,198,220**

Uniting Housing (Australia) - The Operating Result for the year ended 30 June 2021 amounted to **\$14,121**

## Financial Position

Uniting Housing (Victoria) - The Cash at Bank at 30 June 2021 amounted to **\$1,000,310**

Uniting Housing Victoria - Total Equity as at 30 June 2021 amounted to **\$5,570,959**

Uniting Housing (Australia) - The Cash at Bank at 30 June 2021 amounted to **\$14,121**

Uniting Housing (Australia) - Total Equity as at 30 June 2021 amounted to **\$14,121**

## Taxation Status

Uniting Housing (Victoria) Limited and Uniting Housing (Australia) Limited are endorsed as a Tax Concession Charity - Public Benevolent Institution for the following:

- a GST Concession
- b Income Tax Exemption
- c FBT Exemption
- d Deductible Gift Recipient

## Company Secretary

The position of Company Secretary was held by Nicola Clarke for the year ending 30 June 2021.

## The role of the Board

The role of the Board on behalf of the legal owners (The Uniting Church in Australia Synod of Victoria and Tasmania) and its moral owners (the community) is to ensure the Uniting network achieves its social housing mission and strategic goals and objectives and, in doing so, meets all the legal and moral responsibilities and requirements accompanying 'best practice' corporate governance and Housing Registrar mandatory requirements.



## Board composition

Directors of the Board are appointed by the Synod Standing Committee. At 30 June 2021 the Board was made up of 8 Directors including the Chair and Deputy Chair.

The following Directors were appointed and ceased during the reporting period in accordance with the Constitution:

Brian Collins, retired 13/10/20

David Pratt, retired 13/10/20

John Preston, retired 13/10/20

Robyn Batten, appointed 13/12/20

Andrew Opie, appointed 13/12/20

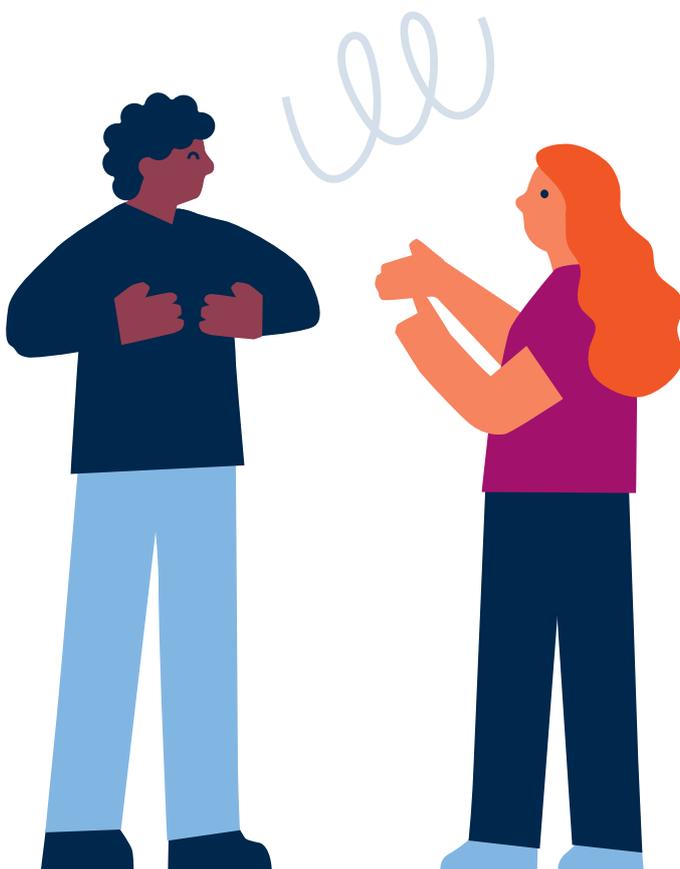
During the reporting period:

John Thomson took a leave of absence from February to June 2021

Gabrielle Waters was appointed Deputy Chair in December 2020

The Board has established committees to assist in fulfilling its responsibilities. Each committee has its own terms of reference, which set out the authority delegated to it by the Board and detail the way the committee is to operate. Each of the Board committees reviews and monitors relevant performance data against established key performance indicators. During the financial year the Board committees were:

- Governance Committee
- Development and Funding Committee
- Performance & Risk Committee – Established January 2021
- Audit and Risk Committee - Ceased December 2020
- Finance, Performance and Compliance Committee – Ceased December 2020



## Summary of Board Meeting Attendances

Name	Position	Eligibility	Attendances	Comments
CANT David	Chair	7	7	-
COLLINS Brian	Director	2	2	Retired 13/10/20
HAYES Rev. Jenny	Director	7	6	-
LYE Tess	Director	7	7	-
PRATT David	Deputy Chair to 13/10/20	2	2	Retired 13/10/20
PRESTON John	Director	2	2	Retired 13/10/20
THOMSON John	Director	3	3	LoA February-June 2021
WATERS Gabrielle	Deputy Chair from 10/12/20	7	6	-
WATSON Heather	Director	7	6	-
BATTEN Robyn	Director	5	5	Appointed 13/12/20
OPIE Andrew	Director	5	5	Appointed 13/12/20

# Financial statement

## Uniting Housing (Victoria) income statement summary

	30 June 2021	30 June 2020
<b>Revenue</b>		
Rent	\$2,162,805	\$618,094
Grants	\$2,607,023	\$2,535,869
Other revenue	\$146,549	\$89,976
<b>Total revenue</b>	<b>\$4,916,377</b>	<b>\$3,243,939</b>
<b>Expenses</b>		
Salaries and employee expenses	\$68,713	\$293,708
Service agreement fee	\$3,203,640	\$2,334,366
Property costs	\$1,222,995	\$333,218
Depreciation	\$152,734	\$60,918
Other expenses	\$112,186	\$134,511
<b>Total expenses</b>	<b>\$4,760,268</b>	<b>\$3,156,721</b>
<b>Operating result</b>	<b>\$156,109</b>	<b>\$87,218</b>
Other comprehensive income	\$1,042,111	\$721,423
<b>Total comprehensive income</b>	<b>\$1,198,220</b>	<b>\$808,641</b>

The financial information above is based on the audited financial statements for the year ending 30 June 2021, including comparative information for the year ended 30 June 2020.

Full Audited Financial Statements are available at [www.unitinghousing.org.au](http://www.unitinghousing.org.au) for Uniting Housing (Australia) Limited and Uniting Housing (Victoria) Limited

# Financial statement

## Uniting Housing (Victoria) financial position summary

	30 June 2021	30 June 2020
<b>Current assets</b>		
Cash and cash equivalents	\$1,000,310	\$876,774
Trade and other receivables	\$113,241	\$50,571
<b>Non-current assets</b>		
Investment growth fund	\$2,445,698	\$1,405,976
Property, plant and equipment	\$7,131,751	\$5,293,968
Right of use assets	\$540,524	-
<b>Total assets</b>	<b>\$11,231,524</b>	<b>\$7,627,289</b>
<b>Current liabilities</b>		
Trade and other payable	\$1,410,909	\$301,702
Employee benefit provision	-	-
Borrowings	\$9,833	\$47,591
Lease liabilities	\$418,205	-
<b>Non-current liabilities</b>		
Trade and other payables	\$3,598,674	\$2,797,089
Borrowings	\$98,333	\$108,168
Lease liabilities	\$124,611	-
<b>Total liabilities</b>	<b>\$5,660,565</b>	<b>\$3,254,550</b>
<b>Net assets</b>	<b>\$5,570,959</b>	<b>\$4,372,739</b>
Retained surplus	\$3,663,580	\$3,552,122
Reserves	\$1,907,379	\$820,617
<b>Total equity</b>	<b>\$5,570,959</b>	<b>\$4,372,739</b>

# Our door is always open.



We work in solidarity with Aboriginal and Torres Strait Islander people as Australia's First Peoples and as the traditional owners and custodians of this land.

We celebrate diversity and value the lived experience of people of every faith, ethnicity, age, disability, culture, language, gender identity, sex and sexual orientation. We welcome lesbian, gay, bisexual, transgender, gender diverse and non-binary, intersex and queer (LGBTIQ+) people at our services. We pledge to provide inclusive and non-discriminatory services.



Learn more  
[unitinghousing.org.au](https://unitinghousing.org.au)

**Uniting Housing Victoria**  
ABN 69 134 589 745

**Uniting Housing Australia**  
ABN 31 640 217 803

*Cover photo: Our housing services help individuals and families work towards a brighter future.*