



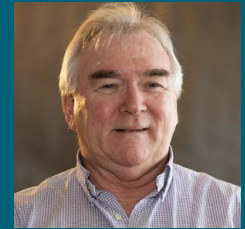
ANNUAL REPORT 2021-2022



CHAIR AND CEO'S 2021 – 2022 REPORT



Chair - Robyn Hordern



CEO - John McKenna

The year in review has been a year of two halves, both of which placed considerable pressure on NCCH and its ability to effectively deliver services to its residents.

The continued impact of COVID-19 remained evident – testing the organisation’s capacity to provide a broad range of services. Despite the pandemic – through the commitment of our employees and the understanding of our residents - we continued to assist those most in need.

The second half of the year was characterised by a significant natural disaster. Indeed, as most readers would be aware, the Northern Rivers Region was impacted by record-breaking floods in February and again in March, with Lismore being the epicentre of the event. Approximately 115 of our properties were impaired by the floods as well as the total inundation of our Lismore head office.

As a result, NCCH quickly established temporary offices in Ballina and Lismore to allow for business continuity. Once again, the focus and dedication of our staff resulted in a timely assessment of the disaster in an effort to determine the extent of damage to NCCH properties and to assist residents to secure suitable temporary accommodation.

NCCH Staff also visited donation centres around Lismore sourcing household items that were provided to our residents to assist them to get back on their feet.

From these events – many lessons were learnt. The result is an organisation that is stronger and more adaptable than ever.



(L to R) John McKenna, Phil Belletty & Chris Gulaptis MP for Clarence at Bimble Avenue, South Grafton groundbreaking.



(L to R): NCCH Chair Robyn Hordern; Ben Franklin, Member of the Legislative Council; Janelle Saffin, Member for Lismore; Vanessa Ekins, former Mayor of Lismore officially break the ground at NCCH's new development project in McKenzie Street, Lismore.



(L to R): Chris Gulaptis MP for Clarence with John McKenna & Rob Mustow at Callistemon Street, Casino groundbreaking.

New Supply

The Board's decision in 2021 to invest in our property portfolio by taking vacant land through the development application process paid dividends with the organisation successful in obtaining a further \$1.0M in Department of Communities and Justice (DCJ) Community Housing Innovation Fund grants to add to the \$4.0M previously awarded. This valued assistance will help to increase supply of much-needed housing with the Region.

Financial Performance

From a financial perspective, our income was slightly improved over last year at \$18M largely as a result of the transfer of Laurel Lodge. NCCH's year end comprehensive income of \$1.15M was an improvement on last year's result.

NCCH now has assets in excess of \$39M and total equity of \$19.3M, up from \$25.4M and 18.2M last year.

The NCCH Board recognises that the current environment in which the organisation operates is complex – and will continue to be so for the foreseeable future. Increasing labour costs; unprecedented escalation of material costs within the construction sector; competition for housing; rising insurance premiums all contribute to a multifaceted set of challenges.

Nevertheless, NCCH is positioning itself to meet those challenges with a comprehensive review of its operations in order to deliver efficiencies and improve outcomes for its residents. Further, critical to this review will be the need to balance the delivery of NCCH's development program; meeting our contractual obligations; and continuing to renew an ageing asset portfolio.

“I put the funds towards uniforms (chef and safety boots etc) which was a huge help being on an apprentice's salary.”

NCCH Scholarship Award recipient

“It was great to be able to put the funds towards my son's uniforms etc and helping him towards his chosen career.”

Parent of NCCH Scholarship Award recipient





Station Street at completion.



As a footnote to the report, after 13 years at the helm, this will be my last Annual Report as NCCH CEO, as I move into retirement from full time work. I have thoroughly enjoyed my time at NCCH and am honoured to have had the opportunities the position has offered and the

chance to make a difference in the lives of the people we are charged with serving. I would like to thank the Executive and Leadership Teams and all of the staff, for the work they put in every day in service to our tenants and clients in delivering the great level of service across our region.

I would like to pay a special mention to my Executive Assistant **Julie Dukes**, who has managed to keep me on the straight and narrow and organised for the 13 years I have been at NCCH. I owe a lot of my success to Julie's hard work, as most people in the organisation are aware.

I would like to also thank the Directors of NCCH for the encouragement and support they have given me over my 13-year tenure. A special mention to **Anders Halvorsen** and **Carolyn Parker** who were on my interview panel and had the foresight to invest in me as the new General Manager at the time; I think I have repaid their faith in their decision.

On behalf of the Board, we would like to thank all members of NCCH staff who had to work under considerably challenging circumstances during the last financial year because of the COVID 19 pandemic and then the flood response and recovery. They had to work differently and think about things differently, and they did it extremely well!

We would also like to thank our tenants, contractors and stakeholders for their support during the ongoing issues faced with the pandemic which continues to be challenging for everyone.

Robyn Hordern
Chair of NCCH

John McKenna
CEO NCCH



“We are sincerely honoured that our all three of our applications have been accepted by the Board. Thank you for such generosity! This funding will give me supported productivity throughout my studies and beyond. My children will also have lifelong gains with these opportunities of support in swimming lessons and supported communication through a device. I believe this gift will positively impact our future prospects, I will work hard to achieve success.”

NCCH Scholarship Award recipient

RECOGNITION FOR NCCH

NCCH was recognised for its commitment and achievements in providing affordable housing, social housing and specialist homelessness support services, as a finalist in the “Outstanding Community Organisation” category in the 2021 Northern Rivers Regional Business Awards.

**2021
BUSINESS
AWARDS**

Delivered by
**BUSINESS
NSW**

REGIONAL FINALIST

PROPERTY SNAPSHOT: MAJOR FLOOD IMPACTED PROPERTIES

AS AT 30 JUNE 2022



35

**CAPITAL PROPERTIES IMPACTED
BY FLOOD WATER.**



115

**OVERALL COMBINED
(LEASE HOLD AND CAPITAL PROPERTIES)**



5

**PROPERTIES REMAIN UNDER
MAJOR CONSTRUCTION**

“I am so grateful to receive the NCCH Scholarships for my family, it has helped us through some tough times; to be able to move forward and support my children with their dreams and goals is so important. Thank you again.”

NCCH Scholarship Award recipient

SOCIAL AND AFFORDABLE HOUSING NEED IN THE NORTHERN RIVERS REGION: PRE- AND POST- FLOOD

The flood disasters in February and March have further compromised the already recognised housing emergency across the region, by taking thousands of affordable housing options out of the already-constrained market, making it even more difficult for those on low incomes to find housing solutions in the private market.

As a result of the floods and the impact on the housing market, we are now seeing working individuals and families accessing homelessness and support services, where they have never had to access them before.

We announced last year that we had received the transfer of a 12 x 2 bed unit complex in Laurel Avenue Lismore, which DCJ purchased from the NSW Department of Health. The complex was refurbished and tenants moved in before Christmas.

Providing much needed housing for Lismore residents. Another bonus was the fact that the units were not impacted by the record flood level and tenants were able to move back in as soon as the power was restored.



Christmas get together with Laurel Lodge tenants.

STATION STREET, MULLUMBIMBY

At the time of writing, the building of our 25-unit development in Station Street Mullumbimby was completed, with tenants in their new homes by Christmas. This project was in the planning phase since 2015, when NCCH was approached by Byron Shire Council to purchase the land for affordable housing.



Station Street progress March 2022.



Station Street at completion.



Station Street at completion.



Station Street at completion.

FLOOD RECOVERY COMMUNITY VILLAGES



In response to the impact of the February and March floods, the NSW Government announced its plan to provide medium term housing accommodation, for those displaced by the floods by establishing temporary accommodation villages in a number of locations across the Northern Rivers. NCCH, in partnership with Resilience NSW, were contracted to manage the first of the Community Villages in Wollongbar in April 2022, with the prospect of managing future Villages.

NCCH's approach to continued delivery of the NCCH Community Villages Program is guided by a clear theory of change framework for locally-tailored Village management. The framework maps the approach for providing quality services for residents and guides the overall service delivery, with an important and embedded focus on involvement, empowerment and safety.

This approach recognises the foundations required to create environments where Services can ultimately be co-managed with residents and the surrounding community/s, acknowledging the critical experience and operational insights residents have to offer a solutions-focused landlord who values meaningful engagement and understands disaster recovery-oriented support.

Each NCCH Community Village has a structure with a team that provide services 7-days a week that include: village management, allocations, tenancy services, casework and support services, engagement activities, maintenance, cleaning and security to ensure Village residents have a safe, secure and healthy living environment while they rebuild their lives. The adaptability of this structure has ensured consistency of service delivery across the current Villages managed by NCCH and is key to not only the success of establishing future Community Village sites but also has potential to be utilised and applied across the community sector in other disaster recovery settings.



Community Village during construction.



Aerial shot of Wollongbar Community Village.



Janelle Saffin & Senator Murray Watt visit the Wollongbar Village.



NSW Resilience, Contractors, NCCH Staff and Community Village's first resident Darren.



Aerial view of the Community Village.

COMMUNITY EVENTS

Each year, our Wellness Team organises activities and fundraising events to assist those less fortunate. Numerous events were organised including Flannie Day to raise funds for homelessness as well as the Cancer Council's annual Australia's Biggest Morning Tea event.

CHRISTMAS COLLECTIONS

ZONTA CLUB

Thank you to the Zonta Club of Northern Rivers Inc for their generous donation of Christmas gifts for our older female tenants. The Zonta Club of Northern Rivers Inc was able to access grant funding through Southern Cross Credit Union as part of their Project for Older/Vulnerable Homeless women. The gifts for some of our older female tenants were distributed by staff on Christmas Eve.

NCCH AND BIG W GIVING TREE

NCCH was lucky to partner with the Big W Lismore store and the Big W Grafton store to support our tenant community at Christmas through the NCCH & Big W Giving Tree. Donations for children and adults received under the Giving Tree will go directly to our tenants and families who are most in need. NCCH would like to thank the Big W Lismore Team for their generous support in making our tenants' Christmas a little brighter this year.

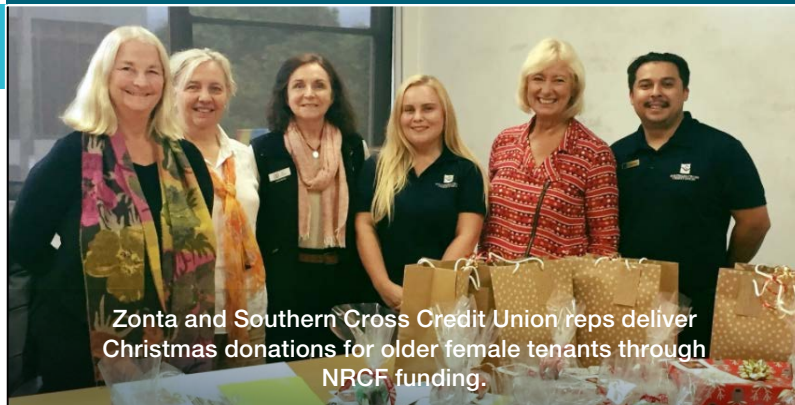
THOMAS NOBLE AND RUSSELL STAFF SOCIAL CLUB DONATIONS

The Social Club of our company auditors TNR took up a collection of Christmas donations through their staff social club which were distributed to tenants prior to Christmas.

SHARE THE DIGNITY HANDBAG DRIVE

The Share the Dignity charity works to make a real, on-the-ground difference in the lives of women and girls who are experiencing homelessness, fleeing domestic violence or doing it tough. Sanitary items are distributed to those in need and work to end period poverty in Australia. At the end of 2021, we once again received a very generous donation of bags from the Share the Dignity drive which we hand out to female tenants throughout the year.

We would like to thank these groups for their support in brightening the lives of some of our tenants.



Zonta and Southern Cross Credit Union reps deliver Christmas donations for older female tenants through NRCF funding.



NCCH staff with Big W Staff at the Giving Tree in Lismore and The Grafton Team.



Big W Grafton donations.



Business Services Team with staff from TNR Team with their staff social club donations



NCCH staff member Julie receives donations of bags from "Share the Dignity" volunteer, Lee in Nov 2021

OUR BOARD OF DIRECTORS



ROBYN HORDERN

**Chair of the NCCH Board;
Chair of the Alliance Social
Enterprises Company Ltd (ASE)**

Joined the Board: November 2012

Robyn is a long-time resident of the far north coast with an extensive background in small business, property acquisition, property development and maintenance, marketing and Local Government.

She previously served as Councillor for the Ballina Shire, worked in State and Regional Development and mentored others through the Business Enterprise Centre.

Currently Robyn runs accessible holiday accommodation.

Robyn joined the Board in November 2012 and was elected as Chair in June 2017.



CAROLYN PARKER

**Vice Chair of the NCCH Board;
Chair of the Audit, Finance & Risk
Management Committee;
Tenant Council Representative**

Joined the Board: May 2009

Carolyn has 30 years commercial experience in business management in numerous industries including community services, asset management, retail, tourism, hospitality, and media.

Carolyn has 13 years Non-executive Director experience, holding leadership roles on several NFP boards. She has been Chair of NCCH's Audit, Finance and Risk Management Committee for 9 years.

Qualifications and Experience

- Masters of Business Administration
- Graduate Diploma of Strategic Leadership
- Senior Executive Business Management
- Justice of the Peace and Civil Marriage Celebrant
- Work, Health and Safety Cert IV & Training
- Corporate finance and governance and facility management
- Graduate of Australian Institute of Company Directors



JANICE MANGLESON

**Chair of the Property & Development
Committee**

Joined the Board: November 2012

Jan has been a long-time resident of the Byron Shire. She and her husband Jim brought up their family on a rural property north of Mullumbimby. They now live at Ocean Shores. As a retired licensed real estate agent and a former local government councillor, Jan has been interested in affordable and social housing for many years.

Qualifications and Experience

- MAICD
- Licensed Real Estate and Business Agent (*Retired*)
- Stock and Station Agent and Auctioneer (*Retired*)
- Former Councillor Byron Shire Council
- Former Committee member for the Affordable Housing Strategy, Social Plan, Aboriginal Consultative Committee, Disability Access and Inclusion Plan
- Chair former Brunswick Byron Area Health Service Board and Mullumbimby Hospital Site Trust.
- Member Project Reference Group (PRG) for new Byron Central Hospital and Mullumbimby Hospital Site PRG



ANDERS HALVORSEN, OAM

Joined the Board: July 2005

**Anders' technical skills relate to
management accounting across the
business and corporate sector.**

Anders has an interest in high and low level care facilities for the disabled and a strong commitment to community building. Anders is a long-term resident of Ballina.

Anders was awarded an Order of Australia Medal (General Division) in the 2021 Australia Day Honours List in recognition of his service to people with a disability, and to the community.

Qualifications and Experience

- Chairman, Forward Ability Support, Brightsky Australia
- Director of Irene Gleeson Foundation
- Chairman, C3 Church Byron/Ballina/Yamba
- Masters in Business Administration, Member Australian Institute of Company Directors

OUR BOARD OF DIRECTORS



MARGARET KASZO

Joined the Board: November 2016

Marg has 25 years of experience in the Community Housing Sector as a previous CEO of a regional housing association.

Her skills include asset management, property development, human resources, tenancy management, financial management, community building and government liaison.

As a previous Chair of the NSW FHA, she also brings a strong background in the development of the housing sector in NSW.

Margaret was elected Company Secretary in November 2016 and held this position until November 2019.

Qualifications and Experience

- Diploma of Social Sciences
- Ministerial Advisory committee member
- Leadership and Management
- Project Management



RICHARD BURNS

Company Secretary | Quality & Compliance Manager

Richard became Secretary of North Coast Community Housing in November 2019

Richard is a CPA and risk/governance professional with 45 years' experience equally spanning government, commerce and the community sector.

He is a Chartered Secretary and Fellow of the Governance Institute of Australia.



PHILIP BELLETTY

Joined the Board: November 2017

Phil has extensive experience in the Government and private sectors.

This experience includes all aspects of management including being a CEO with over 50 Staff, reporting directly to a Not for Profit Board, facility management, developer of service delivery strategies, strategic capital investment planning, maintenance planning, asset and land acquisition, disposals and leased asset management plus marketing and extensive community engagement with indigenous communities, local community organisations and all levels of government.

25 years Northern Territory Government experience and 12 years in the private sector has equipped him with a diverse range of experience and understanding of both fields of employment.

Phil was elected to the Board in November 2017 upon the retirement of former Chair, John Stone.

Qualifications and Experience

- Graduate AICD
- Graduate Certificate in Management



TENANT STORY

DANIELA

WOLLONGBAR VILLAGE RESIDENT STORY

Daniela is one of our latest residents to move into the Wollongbar Community Village.

Like many in our local Lismore community, Daniela never thought her home would be impacted by flooding.

Daniela owned a caravan on a permanent site and was awoken at 5am on 28 February to flood waters lapping at her front door.

The previous two days the caravan park had been landlocked by water which is not unusual to experience during times of heavy rain and flood however to have water rushing into park has never happened before.

Daniela and her neighbours moved their cars to higher ground and by the time they returned to their homes they were taking on waist deep water. Daniela had time to grab a bag of clothes and leave with the help of those nearby who formed a chain to help everyone move through the flood current.

Many of the residents were provided refuge local home on the above hill and were provide food, bedding and comfort over the next few days.

Since the flood event, Daniela has been staying with friends in QLD on weekends, neighbours in Lismore and most recently in a swag in her gutted caravan.

Daniela's caravan, vegetable garden and creative workspace has been destroyed and she has spent most of her days trying to clean the thick layers of mud, grass and rubbish and salvage and repair her once beautiful home.

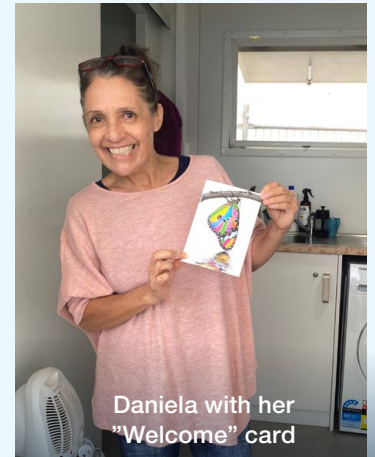
Daniela was registered for temporary housing with Service NSW and received an offer, from them for a pod. NCCH was then contact with her and arranged a viewing for the following Monday and she moved in.

"It was the nicest, smoothest and most gentle experience I've ever had in my life", Daniela says about her experience with being housed in the Mindaroo Pod at Wollongbar.

"I cannot believe the generosity in this place, I've got everything I need and it's even brand new. Fixing my home is overwhelming and the energy is just not there right now. I can't believe I've got a home for now and I don't have to worry about finding a place to live. I've got peace of mind."

Daniela has already done so much to make her pod a home, bringing the remaining plants and wind chimes from her home, they like Daniela also survived the flood.

Some of the local Wollongbar residents have also met Daniela when she has been out walking and she could not stop talking about how happy she is to be housed at the Village. Those locals returned the next day with a housewarming gift of flowers and a card.



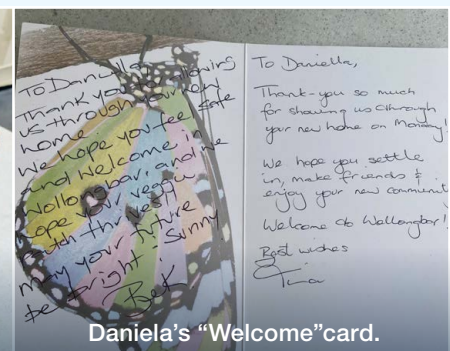
Daniela with her "Welcome" card



Daniela catches up with fellow resident Christine.



Daniela's housewarming gift from Wollongbar locals.



Daniela's "Welcome" card.

TENANT STORY

BEC AND HER FAMILY

MOVE INTO THEIR NEW HOME

Late last year, one of our tenant families who were in an NCCH home for almost 20 years moved into their own home.



During their time with NCCH, three of the children in the family successfully applied for NCCH Scholarships on a number of occasions to help with their education, sport and dancing.

We received an email late last year from Bec who proudly sent us some photos of their new home including the following message:

“We were forever grateful for the opportunity to raise our children in a stable home and we will always have fond memories of our time with NCCH.”

This is one example of the difference NCCH can make in the lives of the families we house.

We never underestimate the impact we can have on our clients' lives.



Jacob with his his laptop.



Ayla competing at dance eisteddfod.



Moving into their new home.



Dom playing soccer.



“ Dear NCCH - Thank you very much for supplying the caravan in support of me having a place to be while repairs are taken out here at my property, especially being able to stay at the same property where I can carry on doing work in the yard that was neglected during the 8 weeks it took to move out of the house completely. I was exhausted during that time & now recovering ... somewhat. Must say I feel very blessed that my situation hasn't been as bad as others, and I've had amazing help along the way.”

NCCH Tenant, Mullumbimby

“After the region was devastated by flooding, we received a message from one of our tenants who wanted to check on how the NCCH staff were doing, which was really appreciated by us all during that difficult time ...

‘Dear all the staff,

You are in my prayers. I assume you have many displaced tenants. I just wish to remind you that are an awesome team. I hope your days get easier.

I'm so grateful for home. Today I gave back and I cleaned all of our guest parking. Stay safe. Thank you so much for my home. You are all amazing and I send my blessings.

I'm sure your jobs are not so easy at this moment. With absolute gratitude.’

NCCH Staff Member, Lismore

“The funds helped me purchase my racquet and tennis shoes, plus fees for coaching. I love playing Tennis!”

NCCH Scholarship Award recipient



RECOGNITION OF JOHN MCKENNA'S CONTRIBUTION TO NORTH COAST COMMUNITY HOUSING

John joined NCCH in July 2009 as the General Manager following a period of instability which included a period of administration. John's job title subsequently changed to Chief Executive Officer (CEO) in 2013 to bring the position into line with other community housing organisations.

In the 13 years since then, NCCH became an established Tier One community housing provider and increased its tenancy base from 550 homes to nearly 1,000, staff numbers doubled from 21 to 42, and the annual turnover increased from \$5M to \$22M.

John has often said that one of his most significant achievements was how NCCH has grown and professionalised without losing touch with its core business of providing a service and a home to tenants. Specific initiatives he has singled out are the longstanding active Tenant Council, the supported accommodation for people with a disability North Coast developed utilising the Commonwealth SAIF program and the two-way mentoring between local Aboriginal Land Councils and North Coast.

John was also active in making the case for more social and affordable housing beyond his home patch. In 2010, after recognising the lack of awareness for regional housing issues in the Northern Rivers, John joined the NSW Federation of Housing Associations Inc. overseeing its transition to CHIA NSW. John went on to devote 10 years as a Board Member and 4 and half years as the Chair which kept regional CHPs and NCCH leading the sector. This exposure also enabled him to become the regional expert and 'go to' on social and affordable housing. John was the social and affordable housing expert for the 7 local Councils, State Government, tiny home manufacturers, private developers, SDA developers and local press and media. Another key achievement was to ensure that CHIA NSW continued a focus on regional housing issues, and he was an enthusiastic champion of the establishment of the peak body, ACHIA.

Throughout his tenure, John was able to secure NCCH's position as a leading regional CHP through identifying opportunities, innovative decisions and investments including:

- ▶ Doubling NCCH housing stock from 500 to 1,000 properties.
- ▶ Housing over 2,000 people from the Northern Rivers in a home.
- ▶ Partnering with local Councils to purchase affordable land for development.
- ▶ Securing land to develop 4 Specialist Disability Homes, creating 12 housing outcomes for tenants with additional needs.
- ▶ Securing \$4 million in CHIF (Community Housing Innovation Fund) funding in 2021 that will allow x3 builds across the Northern Rivers providing over 60 homes to house those in our community.
- ▶ Working with NSW Health to acquire the transfer of 12 units for social housing.
- ▶ Securing investment and Developer to construct a 25 unit build in the Byron Shire (one of the highest areas for people experiencing homelessness and housing affordability issues) that will be completed in early 2022.

In addition to this, John was instrumental in securing NCCH's future until 2041 by signing 20-year leases with NSW Land & Housing Corporation on over 600 of our capital properties.

John retired from NCCH in August 2022 and he left a strong legacy and a promising future for the staff and the organisation.



Collecting MBA Award NCCH & KoHo at the 2014 Regional Building Awards



10 year work anniversary award



John at the Lismore Homeless Sleep Out 2009



Pictured with Janelle Saffin, State Member for Lismore and other delegates at the Housing Affordability Supply & Homelessness Forum (Summit) 2019



Accepting Lismore Business Excellence Award 2014



NSW Community Housing Award 2013



2013 Australasian Housing Institute Awards



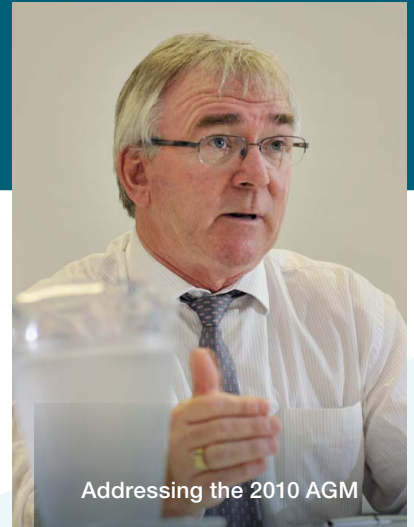
RAP Working Group with Gilbert Laurie & his artwork 2019



Celebrating 30 years of NCCH with Directors 2014



Pictured with Janelle Saffin, State Member for Lismore and other delegates at the Housing & Homelessness Forum 2021



Addressing the 2010 AGM



2017 cheque presentation to Paul Murphy from the Winsome Hotel, Lismore



PowerHousing Conference 2019



Official Solar Launch 2017



John as a guest panellist at the 2017 Housing Summit



Minister Brad Hazzard, Chair John Stone, John and Thomas George MP at the official opening of the Lismore office 2015



Official opening of Dry Dock Road Tweed Heads complex June 2014



Presentations to successful NCCH Scholarship Recipients



Signing MOU with Georgina Cohen from Rekindling the Spirit 2021



John, Chair Robyn Hordern & Tamara Smith, MP 2020



With his EA Julie Dukes



In the media



Mullumbimby Affordable Housing Rally



Social Housing Community Improvement Fund (SHCIF) grant projects announcements 2017



Official opening of NCCH's Rainforest Creek development 2016

FINANCIAL SUMMARY 2021-2022

The North Coast Community Housing Company Limited

ABN 97 002 685 761

Statement of Profit or Loss and Other Comprehensive Income

For the Year Ended 30 June 2022

	2022	2021
	\$	\$
Revenue	18,271,962	13,682,588
Tenancy and property management expenses	(10,175,634)	(8,262,993)
Administration expenses	(6,948,785)	(4,761,066)
Surplus for the year	1,147,543	658,529
Other comprehensive income		
Items that will not be reclassified subsequently to profit or loss	-	-
Items that will be reclassified to profit or loss when specific conditions are met	-	-
Total comprehensive income for the year	1,147,543	658,529

Statement of Changes in Equity

For the Year Ended 30 June 2022

	Retained Earnings	Total
	\$	\$
2022		
Balance at 1 July 2021	18,208,557	18,208,557
Net surplus/(deficit) for the year	1,147,543	1,147,543
Balance at 30 June 2022	19,356,100	19,356,100
2021		
Balance at 1 July 2020	17,550,028	17,550,028
Net surplus/(deficit) for the year	658,529	658,529
Balance at 30 June 2021	18,208,557	18,208,557

Statement of Financial Position

For the Year Ended 30 June 2022

	2022	2021
	\$	\$
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	8,714,062	2,085,184
Trade and other receivables	915,450	589,992
Contract assets	435,823	455,848
Other assets	1,294,444	887,173
TOTAL CURRENT ASSETS	11,359,779	4,018,197
NON-CURRENT ASSETS		
Trade and other receivables	213,839	206,091
Right-of-use assets	462,521	756,996
Property, plant and equipment	27,075,933	18,716,013
Investment properties	-	1,768,815
Intangible assets	52,644	25,341
TOTAL NON-CURRENT ASSETS	27,804,937	21,473,256
TOTAL ASSETS	39,164,716	25,491,453
LIABILITIES		
CURRENT LIABILITIES		
Trade and other payables	1,050,197	633,988
Borrowings	1,615,435	1,158,388
Employee benefits	348,853	276,574
Contract liabilities	10,911,191	3,771,171
Lease liabilities	248,461	438,190
TOTAL CURRENT LIABILITIES	14,174,137	6,278,311
NON-CURRENT LIABILITIES		
Borrowings	5,231,578	475,028
Employee benefits	86,899	115,466
Lease liabilities	316,002	414,091
TOTAL NON-CURRENT LIABILITIES	5,634,479	1,004,585
TOTAL LIABILITIES	19,808,616	7,282,896
NET ASSETS	19,356,100	18,208,557
EQUITY		
Retained earnings	19,356,100	18,208,557
TOTAL EQUITY	19,356,100	18,208,557

FINANCIAL SUMMARY 2021-2022

The North Coast Community Housing Company Limited

ABN 97 002 685 761

Statement of Cash Flows

For the Year Ended 30 June 2022

	2022	2021
	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES:		
Receipts from clients and others	11,332,283	11,046,990
Payments to suppliers and employees	(15,099,964)	(12,524,780)
Interest received	748	1,452
Interest and other costs of finance	2,892	(15,480)
Government grants received	12,249,821	4,897,954
Net cash provided by/(used in) operating activities	8,485,780	3,406,136
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from sale of plant and equipment	-	5,000
Payment for intangible asset	(53,328)	-
Purchase of property, plant and equipment	(6,538,430)	(803,695)
Net cash used by investing activities	(6,591,758)	(798,695)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from borrowings	5,920,811	693,958
Repayment of borrowings	(707,214)	(2,604,696)
Repayment of lease liabilities	(478,741)	(549,757)
Net cash used by financing activities	4,734,856	(2,460,495)
Net increase/(decrease) in cash and cash equivalents held	6,628,878	146,946
Cash and cash equivalents at beginning of year	2,085,184	1,938,238
Cash and cash equivalents at end of financial year	8,714,062	2,085,184



ANNUAL REPORT 2021-2022

LISMORE BRANCH

Level 1
107 Molesworth Street
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Providing homes, Improving lives, Strengthening communities



NCCH acknowledges the Bundjalung, Arakwal, Gumbaynggir and Yaegl peoples who are the traditional custodians of the land that comprises the Northern Rivers.