



newsletter

Editorial: Anticipating WA's Affordable Housing Strategy August 2010

Over 6 months in 2009, the Minister for Housing and 10 [Social Housing Taskforce](#) members chosen from a range of community, industry and local government bodies for their individual expertise and ability to be innovative, were asked to come up with new strategies to address the social housing shortage in WA.

The [final report of the Taskforce](#) was released in October 2009 containing 56 recommendations and public submissions were invited up to 4 December 2009.

Shelter WA made a [submission to the Taskforce Report](#), informed by a [Forum](#) / [Workshop](#) we held in November. Since then much is happening including:

- start-up of new [homeless services](#) and increased capacity of some existing services under the National Partnership Agreement on Homelessness
- new social housing dwellings being built with Commonwealth and State [Economic Stimulus](#) and [Social Housing Partnership](#) monies
- an [Office of Land and Housing Supply](#) is formed,
- [NRAS properties](#) at a discount to market rent are becoming available
- Significant commitments to [remote Aboriginal housing](#) [Aboriginal Visitor Hostels](#) and Regional Infrastructure.

Whilst all this is encouraging and welcomed, what remains

outstanding is the overarching vision that knits all elements together in a comprehensive strategy to deliver affordable housing and accommodation options across the private, community and public spheres in the quantum, type and locations needed.

The [Social Housing Taskforce Report](#), together with [Housing 2020, Planning Makes it Happen](#) and [Directions 2031 Spatial Framework for Perth and Peel](#), laid out the issues for WA, and identified the need for a State Affordable Housing Strategy.

However, many factors must be addressed before such a strategy can be reasonably workable. Currently, housing in the public rental sector accommodates a large proportion of complex, and high need tenants, many of whom receive no assistance from other jurisdictions, and who rely on the support of compassionate Department Housing Services Officers to respond to tenant needs beyond a strict tenancy management role. 48% of public tenant households receive a Disability Support or Aged Pensionⁱ and 20% of social housing tenancies are Indigenous householdsⁱⁱ, the additional support required from housing workers to effectively sustain these tenancies in the absence of disability, aged care or other support workers is significant. The lack of adequate community mental health care is another

concern for social housing providers. Recognition of the extent of unmet service need by potential eligible clients of other jurisdictions and a commitment to providing this assistance in social housing tenancies would overcome some of the barriers and hesitation by private landlords and community housing providers to allocate willingly in the numbers required to the 'hardest to house'.

Untapped housing capacity in the private sphere is significant, yet largely unknown. With incentives, and support for tenants and private landlords, under-occupied privately owned houses – where a single person lives alone in a large house, vacant dwellings in well-located metropolitan and urban regions and empty granny flats could be made available as an adjunct to the traditional social housing system without the need to build as many new dwellings for those in housing need.

The Affordable Housing Strategy is anticipated to identify how this can be achieved and what legislative and other changes are required to enable a shift of social housing responses away from the sole province of State institutions and into the awakening of community-wide social benevolence.

If just a fraction of the vacant rooms, empty properties and idle granny flats were made available to people who need housing, a large part of the problem could be solved.

In this Issue

1. Editorial: Anticipating WA's Affordable Housing Strategy	2. Indigenous Housing Shortfall, National Shelter Roundtable
3. Shelter WA Indigenous Home Ownership Survey	4. 2010 Satisfaction Survey of Community Housing Tenants
5. Australian Social Inclusion Board Research	6. CALD Homelessness and Mental Illness Research Project
7. Falling Behind: Rent Assistance and Rents 1995-2009	8. A Better Lease on Life Report
9. New National Shelter Housing Australia Fact Sheet	10. NRAS Round Three and Four Deadlines
11. Ngulla Mia New Homeless Service	12. Conferences and Events
13. Research and Reports	14. Media: No Room for Homeless & Illegal Leaving Fees
15. Shelter WA Affordable Housing Online Survey	16. Shelter WA Housing Economics and Planning Forums
17. New Shelter WA Fact Sheets	18. Seeking Founders & Management Committee AGM date

20,000 Indigenous dwelling shortfall leads to overcrowding and homelessness

Following a forum of National Indigenous Representatives, National Shelter has called for an urgent injection of resources to improve the housing supply available for Aboriginal and Torres Strait Islander peoples.

The Australian Institute of Health and Welfare has identified that there are 20,000 too few properties available for Indigenous people nationally, adding to overcrowding and homelessness.

“In some regional communities there are as many as ten people living in one house, simply due to a lack of available properties,” Adrian Pisarski, Chairperson of National Shelter said.

“Overcrowding like this would not be accepted in urban centres, so it is unfathomable that it is accepted elsewhere,” he continued.

National Shelter also emphasised that discrimination within the private rental market urgently needs to be addressed in order to give Indigenous people fair opportunities to access appropriate housing.

“Indigenous people face some of the most severe discrimination experienced in the private rental market,” Mr Pisarski said.

“As a group we would like to work with the government to develop programs which facilitate relationships between Indigenous communities and real estate bodies in an effort to minimise the discrimination and maximise housing solutions,” he said.

With an emphasis on improved housing outcomes and enhanced self determination, the forum called for:

- more resources to be urgently directed to producing the needed 20,000 dwellings; support for Indigenous community housing providers to play a central role in meeting this need;
- the involvement of Indigenous communities in all aspects of the response, from high level policy to on the ground delivery and management
- mainstream government and community providers to engage with Indigenous communities to develop appropriate housing and support in order to address issues of overcrowding and sustain tenancies;
- programs to be developed to support Indigenous people to access market housing, including home ownership and private rental;
- and the establishment of an Indigenous owned and controlled National Indigenous Housing body.

The final report from the forum is available on the National Shelter website, www.shelter.org.au

A Way Forward for Housing Indigenous Peoples in Australia - National Shelter Policy Statement August 2010



Above: Attendees at the National Shelter Indigenous Housing forum included representatives from every State and Territory Shelter apart from Victoria, and key representatives from Indigenous community housing organisations throughout Australia

Key Points

- 1. Indigenous peoples on average are younger than other Australians; have a larger proportion of people suffering with serious chronic health and disability burdens and live in larger households.**
- 2. Indigenous peoples are more dependent on rental housing, and particularly social housing, than other Australians.**
- 3. There is an extremely high level of unmet housing need amongst Indigenous peoples in Australia.**
- 4. There have been major shifts in Indigenous housing policy across Australia, at Commonwealth, State and Territory levels. Many of these have damaged the trust and goodwill of Indigenous peoples toward government.**

Key Issues

Participants in the forum identified a wide range of issues affecting Indigenous households and communities across the country. There was a high degree of commonality. These issues are summarised below.

- 1. Need for sustained funding levels to increase housing supply**
- 2. Need for genuine commitment to Indigenous participation and self determination**
- 3. Need for improved efforts to overcome the barriers Indigenous people face gaining access to mainstream housing**
- 4. Need to support Indigenous community housing organisations in their transition to mainstream regulatory and funding systems**
- 5. Need to recognise and respond to Indigenous transience and mobility through flexibility of housing supply and tenancy management models.**

Staying Engaged

Delegates were emphatic about the value of the development of a national Indigenous housing alliance. They thus resolved to:

- continue to meet at appropriate intervals under the auspice of National Shelter;
- build the network through involvement of a range of relevant agencies including Indigenous and non-Indigenous housing organisations, other key NGOs working in or with Indigenous communities, key international organisations, and the private sector;
- build constructive working relationships with government bodies at Commonwealth, State and Territory levels;
- work towards the creation of a formalised, Indigenous-controlled national housing alliance or peak body.

Indigenous Home Ownership - Shelter WA Survey

Shelter WA in partnership with the Aboriginal Legal Service of WA (ALSWA) is developing a submission to FAHCSIA regarding Indigenous home ownership. You can read the [issues paper on the FACHSIA website](#). The 2006 Australian Census identified that rates of homeownership are far lower among Indigenous households (36%) than non-Indigenous households (69%). Shelter WA is seeking input from Indigenous people in WA about their views on home ownership and the best ways for the government to support Indigenous people who want to buy their own homes.

The [Shelter WA Indigenous Home Ownership Survey](#) takes less than 10 minutes and can be completed online.

2010 Survey of Community Housing Tenants

The 2010 National Social Housing Survey of Community Housing Tenants (often referred to as the Tenant Satisfaction Survey) will take place from late August until early October. This will involve a sample of community housing tenants in all jurisdictions (except the ACT) receiving a survey form by mail that asks about: tenants' satisfaction with their current housing and housing-related services; tenants' housing histories; tenants' need for, and ability to access, other community and health services and; demographic data about the tenant and their household. This survey is conducted regularly (the last one was in 2007) and a similar survey is also being undertaken with public housing tenants. The Social Research Centre Pty Ltd has been contracted to conduct the 2010 survey.

The data collected through this survey is used for national reporting purposes as well as to inform national strategies to improve services for tenants. This survey is the only national data regularly collected that specifically focuses on tenants' perspective and opinions about their housing.

In the past community housing tenants have shown a high level of satisfaction with their housing situation, surpassing the satisfaction levels of public housing tenants. The 2 results of this survey are often cited by CHFA and government to promote community housing and provide an evidence base for the benefits community housing provides to its tenants. Therefore, it is important that there is a good response rate to the survey.

Jurisdictions will be contacting community housing providers to let them know that the survey is going out in the field and to ask providers to encourage their tenants whenever possible to complete and return the survey if they should receive one in the mail. The success of the survey rests on receiving an adequate number of responses from a broad range of tenants.

To ensure that all community housing providers are aware of the survey we are also encouraging you to contact your networks and notify any providers you know that the survey and when it will be running.

If you have any questions about the survey or the tenant selection methodology, please contact [CHFA](#).

Australian Social Inclusion Board Research

The Australian Social Inclusion Board (the Board) is currently conducting research on cycles of disadvantage. As part of this research, the Board will be holding public consultations in each capital city. You are invited to attend to share your expertise, knowledge and experiences on cycles of disadvantage, and how people avoid or break out of disadvantage.

The Board was established in May 2008 as an advisory body to the Government on ways to achieve better outcomes for the most disadvantaged. A key component of its role is to consult widely with the community to provide advice on how to improve social inclusion.

Consultations will be led by Patricia Faulkner AO, Chair. They are interested in hearing from providers of social welfare services, academics, researchers and particularly people who have experienced cycles of disadvantage themselves. Consultations will be held in all capital cities. The 'RSVP by' date is the last possible to register your interest to attend a session. **HOWEVER, PLEASE NOTE THAT PLACES AT ALL SESSIONS WILL BE LIMITED, AND REGISTRATIONS WILL BE RECEIVED ON A FIRST IN, BEST DRESSED BASIS.**

Perth: 2 September, 9am-12pm (RSVP by 26 August)

More detailed information will be provided including venue and discussion agenda when people register an interest in attending.

To register your interest for any of the sessions, or any queries, please send an email to Laura Backhouse at Laura.Backhouse@pmc.gov.au. Provide your name and contact details and the session you wish to attend. For a brief introduction to this research, click [here](#). For general information on the Board, click: [here](#)

Research project on homelessness amongst people from CALD backgrounds with mental illness in Australia

Multicultural Mental Health Australia (MMHA) has partnered with the Victorian Transcultural Psychiatry Unit (VTPU) to conduct research on the extent of homelessness of people from a CALD background with mental illness. This project was initiated by MMHA and funded by the Department of Health and Ageing. A reference group of experts was set up including senior staff from national peak agencies for the homeless such as Homelessness Australia, Council to Homeless Persons, Mission Australia, Youth Accommodation Association and Psychiatric Disability Services of Victoria, alongside VTPU and MMHA.

The aim of the research is to gain a baseline understanding of homelessness amongst people from a CALD background with mental illness. At present there is little research into this area and a pressing need for some data in order to identify needs and make recommendations to better service this group.

Service providers in the field are ideally placed to participate in this important project. Participation requires one person in an organisation to fill in the survey using the online *Survey Monkey* tool. It takes 15-20 minutes. A senior staff member would have access to the relevant information. Confidentiality will be maintained and all data de-identified.

Please click on the below link, and fill out the survey. Surveys close on Friday 1 October 2010:

Organisations for the homeless, click: [here](#)

Mental health organisations, click: [here](#)

Multicultural/ethno-specific agencies, click: [here](#)

When you reach the end you will see "Done" and be directed to the VTPU website. Please contact the researchers (Brendon.MOSS@svhm.org.au or Madeleine.TEMPANY@svhm.org.au) if you have queries.

'A Better Lease on Life'

National Shelter and National Association of Tenant Organisations (NATO) Report

National Shelter and the NATO the National Association of Tenant Organisations presented '[A Better Lease on Life](#)' to Minister Plibersek on 27 April 2010. The report outlines a reform agenda to improve tenants' rights frameworks across Australia. If the Commonwealth can negotiate better tenant rights with the States we can reduce Australia's high levels of homelessness and improve tenant security.

The report provides a comparison of key aspects of tenancy law across each state and territory of Australia, highlighting concerns of national significance expressed by tenant advocates. It also identifies which concerns, if redressed, have the potential to mitigate homelessness or alleviate a major deficiency in the quality of tenancy protections.

Tenancy law reform is obviously not the sole answer to the growing problem of homelessness in Australia. However, it has a role to play in both preventing homelessness and improving services for people who are at risk of homelessness.

Key recommendations of the report include:

- Preventing arbitrary and unreasonable evictions by removing the ability to evict tenants without any grounds;
- Ensuring adequate and relative notice periods for evictions to allow tenants the chance to find alternative premises before they are evicted;
- Maximising the chances for tenants to rectify rent arrears prior to eviction and restore the income stream of their landlord;
- Providing tenancy law protections, relative to the tenure type, to all Australian renters; and
- Providing timely access to tenancy advice and advocacy to prevent evictions.

Although a range of tenancy law inadequacies were identified including the key issue of varying standards of tenancy protections, the scope of study did not explore those aspects that did not impact directly on the mitigation of homelessness.

A cross-jurisdictional approach to the proposed reforms could be achieved through the establishment of coordination mechanisms between the States, Territories and the Australian Government (e.g. the National Affordable Housing Agreement, National Partnership Agreements or Ministerial council).

A full copy of the report "A Better Lease on Life" is available on the Shelter WA website: [here](#)

Falling Behind: The Growing Gap between Rent and Rent Assistance 1995 – 2009 (March 2010)

Tenants Union of Victoria, prepared by RMIT University

This report documents the impact of rising rent prices on Centrelink beneficiaries who rent in the private market and receive Commonwealth Rent Assistance (CRA).

Over the 15 years of this study, in real terms CRA has remained relatively stable while median Australian rents across the country have risen on average 41%. In Perth in 1995 CRA met between 25.5% and 33.8% of the median rent depending on household composition, in September 2009 CRA met between 23.3% and 14.4% of rent costs, a reduction in effectiveness of 11 – 13.5%.

To read the full report on Shelter WA Website click [here](#)

New National Shelter 'Housing Australia Fact Sheet'

National Shelter has recently updated their '[Housing Australia Fact Sheet](#)'. The Fact sheet provides an updated range of useful facts and figures related to housing in Australia.

The newly updated fact sheet can be downloaded from the National Shelter website www.shelter.org.au

National Rental Affordability Scheme (NRAS) - Round Three & Four deadlines

Proposals for **Round Three** of the National Rental Affordability Scheme must be submitted by **5pm AEST on Tuesday 31 August 2010**.

Round Four of the National Rental Affordability Scheme is open from 14 June 2010 for applicants who can build a minimum of 20 new affordable rental homes for low and moderate income households. **Round Four** applications close at **5pm AEST on Tuesday 14 December 2010**.

For more information Email nras@fahcsia.gov.au, visit [here](#) or call the NRAS Hotline on 1800 334 50;

Minister opens new homeless adult accommodation service

[Media Statement Graham Jacobs, Minister for Water: Mental Health](#) Tue 24 August, 2010

Homeless adults with a mental illness have a greater chance of finding work and securing accommodation with the opening of a new service in East Perth.

Mental Health Minister Graham Jacobs launched the service and said homeless people with a mental illness would find assistance to get back on their feet.

"The State Government is delivering improved mental health services for West Australians," Dr Jacobs said.

"This is the first accommodation service in WA designed specifically for homeless adults with a mental illness. Up to 85 per cent of homeless people are dealing with a mental illness, so there is a clear need for this service."

The new service, Ngulla Mia, a Noongar word meaning 'Our Place', has the capacity to provide accommodation and support for 34 adults. Dr Jacobs said Ngulla Mia would be a place of belonging and recovery.

"Ngulla Mia will help residents to build their skills and independence; learn how to manage their illness; engage with the community; take up vocational and educational activities; and make the transition into permanent accommodation," the Minister said. "This service will allow homeless people to be included in the community once again and to have the dignity to which they are entitled," he said.

Ngulla Mia will be managed by Richmond Fellowship of Western Australia while clinical services will be provided by the North Metropolitan Area Health Service's Inner City Mental Health Service.

"Ngulla Mia is a great example of how specialist mental health services are being developed to support homeless people in need of mental health care and support."

Minister's office - 9213 6900

Conferences and Events

- Hosted by Tenants Advice Service (TASWA) **International Tenancy Day Seminar** 4 Oct and **Tenancy Week Events** (Perth) 3-9 Oct
- **Anti-Poverty Week Events** 17-23 Oct
- **Mental Health Week WA Events** 10-16 Oct
- **6th National Homelessness Conference** (Brisbane) 1-3 Sept
- **The 20th Mental Health Services Conference** (Sydney) 14-17 Sept
- **International Social Housing Summit** The Hague (Netherlands) 13-14 Oct
- **Australia New Zealand Third Sector Research Conference** (Sydney) 15-16 Nov
- **Australasian Housing Researchers Conference:** (Auckland) 17-19 Nov
- **Suicide Prevention Conference** (Brisbane) 17-20 Nov

Research and Reports

Australian Housing & Urban Research Institute (AHURI) see full list [here](#)

August 2010

- [Positioning Paper, No. 133: Housing needs of asset-poor older Australians: other countries' policy initiatives and their implications for Australia](#)
- [Research and Policy Bulletin, Issue 130: Housing, support and care for older Australians: the role of service integrated housing](#)
- [Positioning Paper, No. 132: The integration of homelessness, mental health and drug and alcohol services in Australia](#)
- [AHURI research contribution to national housing reform agenda](#)

July 2010

- [Positioning Paper, No. 129: How long does housing affordability stress last?](#)

Australian Institute of Health and Welfare (AIHW)

- [Mental Health Services in Australia 2007-08](#)
- [Indigenous Community Housing 2008-09](#)
- [State Owned and Managed Indigenous Housing Organisations](#)
- [Public Rental Housing 2008-09](#)
- [Community Housing 2008-09](#)
- [Dementia and the take up of Residential Respite Care](#)
- [Crisis Accommodation Program 2008-09](#)
- Government Funded Specialist Accommodation Services: 2008-90SAAP NDCA Annual Report [Australia](#)
- [Western Australian Supplementary Tables](#)

Mission Australia – Youth Survey Results

- [Mission Australian Survey of Young Australians 2010](#)
- [Mission Australia Youth Survey 2009 - Aboriginal](#)
- [Mission Australia Youth Survey 2009 - WA](#)

Australian Bureau of Statistics (ABS)

- [One year to go until 2011 Census](#)
- [Approved dwellings fell by 3.3% in June 2010](#)
- [New homes environmentally efficient to meet building standards](#)
- [National Aboriginal and Torres Strait Islander Social Survey](#)
- [Australian Economic Indicators](#)
- [National Regional Profile](#)
- [Consumer Price Index](#)
- [Taxation Revenue 2008-09](#)
- [Building Activity \(Aust\) 2009](#)
- [Construction Activity Dec 2009](#)
- [Housing Finance Dec 2009](#)
- [Migrant Statistics News](#)
- [WA Statistical Indicators](#)
- [Aust Labour Market Statistics](#)

"No Room for Many of WA's homeless"

Media Article: [WA Today July 21, 2010](#), Katherine Fenech

More than half of homeless people looking for accommodation in Western Australia were turned away by support agencies that couldn't help them, according to a report.

An affordable housing advocacy group responded to the report, claiming homeless support agencies in the state are "being quite creative" about finding places for the homeless, sometimes accommodating them on mattresses on the floor.

The Australian Institute of Health and Welfare found although agencies responsible for taking in homeless people are finding places for "large numbers" of people every day, they are not able to fully meet the demand for specialist beds.

It monitored the demand and turn-away rates of agencies in all states and territories, except Victoria, over a two week period in 2008 and 2009.

In WA 66 per cent of those looking for accommodation were turned away because there either weren't enough beds for them or they didn't fit the criteria for the service they applied for.

Shelter WA executive officer Bronwyn Kitching said the state's homeless population increased to 13,500 people in 2006 but the number of emergency accommodation places had remained constant for 20 years.

"We're seeing more visible homelessness, more people rough sleeping," Ms Kitching said. "What the crisis accommodation services have been telling us is that they can't discharge people because there is literally nowhere to discharge them to...and if there isn't any vacancies they can't take in more people."

The report found WA had one of the highest rates of providing accommodation to people already in the

system, with 95 per cent being given a place to stay more than once.

"What we are seeing is these services being quite creative about accommodating people, putting mattresses on the floor and giving people whatever they can," Ms Kitching said. "Homeless people find the colder the weather gets and the rainier it is, the harder it is to find somewhere to stay warm."

Perth is currently on track to have its coldest July on record, with the mercury dipping below 5 degrees on 11 nights this month.

She said the effects of a "massive injection" of funds for building more affordable housing over the past 18 months would not be felt for a few years. The report also found families with children have the most difficult time getting accommodation because of certain restrictions.

Ms Kitching said single mothers can't take their sons into some women's refuges if they are over 12-years-old and single fathers also face challenges housing their families.

"We know that for women with large numbers of children, say four or five or more, it's almost impossible to get beds," she said

"Renters slugged with 'illegal' leaving fee"

Media Article: [WA Today, August 10, 2010](#), Katherine Fenech

Perth real estate agents slugging tenants with a leaving fee are breaking the law according to the consumer protection watchdog.

The WA Consumer Protection Commission has this year received more than 30 calls from tenants who had a clause added to their fixed-term lease, demanding 21-days notice before vacating the property. Those who didn't give notice had three week's rent deducted from their bond.

Taking the median rental price for a house in Perth into account, renters could be fleeced of \$1140. Consumer Protection Commissioner said the practice is illegal and a breach of the Residential Tenancies Act.

"A fixed-term lease has an expiry date and the tenant does not need to give notice if they don't intend renewing the lease, and they certainly should not be penalised," Ms Driscoll said. "It is the responsibility of the real estate agent or property manager to contact the tenant prior to the expiry of the lease to determine if the tenant wishes to renew or is planning to move out."

Ms Driscoll said any agent who had included the clause in a fixed-term contract should immediately remove it.

"Legal action will be taken if such a clause is enforced," she said. "We would be very keen to hear from any tenant who has been penalised by this illegal practice as they would be entitled to a refund."

Shelter WA Affordable Housing Online Survey

What housing issues are you most concerned about? Shelter WA is conducting a survey about affordable housing needs, the impact of housing stress, and recommendations to the government. Click here to fill out the [Affordable Housing Survey](#).

New Shelter WA Fact Sheets

We have added new resources to our website.

The [Quick Guide to WA Housing Facts & Figures](#) provides an overview of housing issues in WA including homeownership, private rentals, social housing, homelessness and housing stress.

The [Housing & Taxation Fact Sheet](#) explains how tax policies impact on the availability and cost of housing in Australia.

The [Housing Affordability Fact Sheet](#) documents the lack of affordable housing in WA and provides links to relevant community and government services.

The [Indigenous Housing in WA Fact Sheet](#) summarises statistics and issues facing Indigenous Australians in WA. It also includes links to government and non-profit community services related to Indigenous housing.

The [Homelessness in WA Fact Sheet](#) provides an overview of homelessness in WA and links to community service providers.

Shelter WA Housing Economics & Planning Forums

Shelter WA is convening two workshops on the economics and planning dimensions of affordable housing on 20 October and 3 November 2010 from 2-4 pm (location to be determined). The purpose of the workshops is to stimulate discussion among policy makers, housing providers, planning officials and the public on how effective planning can support affordable housing.

Presenters include Dr. Steven Rowley, Director of the Housing and Urban Research Institute of Western Australia, Dr. Shane Greive, Lecturer in Urban and Regional Planning at Curtin University and Julian Wright, Senior Strategic Housing Officer with the City of Perth.

The first workshop will be aimed at local government officials and staff. The second will be open to the public. To register your interest in the workshops, contact research@shelterwa.org.au

SAVE THE DATE

Shelter WA AGM Thursday, 21st October 2010

Shelter WA Seeks Founders and Early Members

Shelter WA was established in 1979 by a group of committed, passionate individuals who recognised the need for a peak body to advocate for a housing system that effectively responded to the needs of low-income and otherwise disadvantaged housing consumers including those who were homeless or at risk of homelessness.

The founders of Shelter WA lobbied the State Government and negotiated with the then State Housing Authority to contribute to development of policies and procedures in public housing, private rental, boarding houses and night shelters.

Since those early days, other housing peak bodies and advocacy services that had their germination in Shelter WA were developed, including the Tenants Advice Service WA and Community Housing Coalition of WA.

We have recently become aware that there are people who have been granted Life Member status, but with the passage of time these records and historical knowledge is lost.

Shelter WA is very keen to reconnect with our Founders and Life Members and those who played a part in Shelter WA's early years and encourages our readers to spread the word and get in touch if you are one of these important people.

Shelter WA Management Committee

Shelter WA is an Incorporated Association with a Management Committee that provides corporate governance, strategic and policy direction. We are currently seeking nominations from interested members to join the Committee and become part of a team dedicated to the health and wellbeing of Shelter WA. The Committee meets at 4.30pm on the 3rd Tuesday of every month in Claisebrook Lotteries House East Perth. Please phone 9325 6660 or alternatively email exec@shelterwa.org.au, for further information.



Shelter WA Staff

Shelter WA Forward Work Plan

For the remainder of 2010 Shelter WA has a number of exciting projects and initiatives to progress.

We will be:

- Progressing outcomes from the National Shelter Indigenous housing forum held July 2010 in Brisbane, by identifying and exploring the housing issues for Indigenous people in Western Australia. We will do this by seeking funds to hold metropolitan and regional workshops with key stakeholders, government and non-government agencies and the indigenous community.
 - promoting Shelter's community engagement and participation strategy by inviting membership and consumer participation. Shelter has already begun to form links service providers in many sectors and has been meeting and promoting Shelter's work.
 - working with the Tenants Advice Service WA to update research work we did in 2000, 2002, 2005 and 2007 on Boarding and Lodging Houses and the lack of consumer protections for Boarders and Lodgers, including International Students – who we know are a very vulnerable group to unscrupulous private landlords.
- Investigating the Regulation of Community Housing Providers and the proposal by the Department of Housing to establish a Not-for-Profit Housing Company. Whilst we support the need to 'leverage' capital and attract institutional and private investment to grow and supply more affordable accommodation, we are not yet convinced that a State Government entity (albeit at arm's length), in competition with non-government providers is the best way to go.
 - Continuing our work on the committees, reference groups and working parties we are a part of and responding to consultation opportunities as they arise. These currently include:
 - The Housing Advisory Roundtable, Dept Housing
 - Centrelink Community Consultative Committee
 - Centrelink Homelessness Reference Group
 - The Tenants Advice Service WA Executive Committee
 - WACOSS Peaks Forum
 - WACOSS Jobs 2 Communities Reference Group
 - Claisebrook Lotteries House Association Executive
 - Australasian Housing Institute

Shelter WA

Shelter WA is Western Australia's peak independent housing organisation. Shelter represents the views of consumers and community groups on major housing issues.

Shelter WA aims to ensure that every person has access to affordable, appropriate, secure and safe housing that is free from discrimination.

We do this through:

- coordinating and representing community sector views to government;
 - developing and responding to policy;
- providing education and information; and
- promoting alternative housing models.

Newsletter Production

Publisher: Shelter WA

Editor: Bronwyn Kitching

Contributors: Bronwyn Kitching, Stephanie Bachman, Shae Garwood,

Contact Details

1st Floor, 33 Moore Street,

East Perth WA 6004

Ph: 08 9325 6660

Fax: 08 9325 8113

shelterwa@shelterwa.org.au

Join SWA Update – Shelters **FREE** Email Communication List – email: corinne@shelterwa.org.au

ⁱ Social Housing Taskforce Final Report, Table 4.1 page 47

ⁱⁱ Ibid page 25