

Shelter WA (Inc)

Annual Report
2007 ~ 2008

Shelter WA

Shelter WA is an independent community organisation. Our vision is accessible, affordable, appropriate and secure housing for all Western Australians.

Shelter WA provides an informed voice on housing policy issues based on sound research and strong collaboration and consultation with housing consumers and community based organisations working in the housing field.

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Chairperson's Report

One of the more prominent aims of Shelter WA is to “promote ... in particular an expanded and improved public housing sector which is accessible to all.” Our government funding is based on the fundamental democratic principle that bodies such as Shelter WA are funded to provide an objective, beneficial and informed contribution to public debate that would not otherwise be available. Democracy requires tolerance of a range of views, whether or not they are acceptable to particular groups or the party in government, and whether or not they are government-funded.

We see government as having a duty to ensure that a good range of affordable housing options are available at all times, even when doing so infringes on the potential profits and political influence of the private housing sector, or clashes with entrenched social conservatism.

As we've found over the last few years especially, leaving it to market forces will create problems for the mainstream as well as the marginalised. Now, essential service workers – most health sector workers, police, firemen, teachers, for instance – can't themselves afford to buy a house on a single income, not just in resource-rich regional centres, but also all suburbs of metropolitan Perth itself.

Direct provision of public housing not only potentially allows for a prompt reaction, but allows government to tailor the quality, location, type and ancillary services to each area – and to control the cost. At the moment, governments can't control any of those things, although they should, and should wish to.

More harmfully, the institutionalised neglect of non-mainstream - especially Aboriginal – housing has and is causing serious problems in those groups, since shelter is

one of the three most fundamental needs. Only when Ministers and government finally accept their responsibility to ensure a satisfactory quantity and quality of public housing for these groups and for society generally can their other avoidable difficulties successfully be addressed and social inclusion from a foundation of secure, affordable and appropriate housing be effected.

While house prices are likely to fall significantly, the current UK experience of enormously increased up-front charges for purchasing a home suggests that it is naive to believe that the bust will create the needed easing of housing affordability. In centres such as Port Hedland, for instance, the strength of the mining industry may mean that housing remains not just unaffordable but also virtually nonexistent.

As Shelter WA has previously commented, “Despite the sector repeatedly and continuously calling for better responses, and carrying out multiple commissioned reports and investigations, the WA Government has failed to deliver social and community investment in equal proportion to its investment in the resource and financial sectors.”

Another need is to have prompt and reliable housing statistics (as well as a capacity to interpret them, one of Shelter WA's main tasks). Policy must be based on accurate data; there is for instance the conflict between the June 2008 Sydney vacancy rate figures of SQM Research (3%) and that of the REI (1%). Schemes such as Rudd Labor's rental property subsidy scheme obviously require that the current level of rental pricing can be accurately established without bias or manipulation.

Several other NGOs also have particular roles in this sector. Following on from the *No Room in the Boom* and *Still No Room in*

the Boom campaigns, Shelter WA was preparing for a pre-WA-election *Creating Room in the Boom* campaign with the WA Council of Social Services, Community Housing Coalition of WA and Tenants Advice Service; it was entirely overtaken by the suddenness with which Premier Carpenter called the election. We and they extensively cooperate to facilitate one another's aims, as we should.

Though my acquaintance with Shelter WA has been comparatively brief, it is as obvious as in any other such organisation that the commitment of the staff, especially senior staff, is essential. Our Executive Officer has been involved with Shelter WA for a decade; her very extensive knowledge is a constant reminder of the importance of a corporate memory, especially as we are funded for just 2.1 Full-Time-Equivalent positions.

Obviously we must be quite limited in the contribution that we make to these important social issues - none of which made any significant appearance in the major parties' election campaigning. It is unfortunate that we need to look to charitable bodies to upgrade our antiquated IT, computing and other basic office equipment.

However, despite these restrictions it has been a full and productive year and I am pleased to be a part of Shelter WA, and look forward to the future for the organisation and hope that together we can make a difference to the supply of housing that meets the needs of the most vulnerable households.

Roger Raven
Chairman

Executive Officer's Report

This year has gone by in a whirlwind of activity. Since stepping down from the Management Committee as Chairperson in June 2007 to accept the acting EO role and then gaining the permanent position from January 2008, it seems that Shelter WA has been working at speed to respond and participate in all matters related to low income housing.

We lost and gained during the year – saying farewell to Karel Eringa who led Shelter WA so competently for many years, goodbye also to Jim Anthony who had worked as Policy Manager and Research Officer for almost two years, and hello to Heidi Stewart who came to us from the City of Stirling.

In addition to the usual workload that defines what Shelter WA does to the outside world, the internal organisational management and administration has come under review and restructure. A revised information management process was implemented, with all electronic documents and correspondence now filed under four core areas – Governance and Funding, Internal Operational, Network and Outputs. This has streamlined and rationalised our records and made access and sharing much easier.

David Faletti redesigned Shelter WA's website and we renewed our membership brochure.

Together with the Management Committee Shelter WA thoroughly considered our strategic plan and reviewed the goals and priorities of the organisation. We developed and implemented a Code of Conduct, organisational budget projections and implemented accrual accounting for our financial records. We engaged the help of an accountant, Richard Hopkins, to work with us to ensure our financial records and processes are accurate and reliable.

Shelter's relationship with Curtin University is strengthened, with Shelter hosting a Social Work Student on her 14 week full time practicum and cementing an ongoing link with the School of Social Work.

Shelter WA did an audit of our IT needs and applied for a grant from Lotterywest to renew and upgrade much of our computer equipment. We began the process of reviewing our Enterprise Bargaining Agreement, which expired in June 2008 but carries over until it is replaced with a new agreement. The Australian Services Union has provided support throughout this task and Shelter WA is keenly aware of the 'Community Services: What's it Worth' campaign that aims to bring a degree of wage parity in the non-government sector by arguing for a 30% increase in salaries. Recruitment and retention of staff to Shelter and other non-government organisations depends on competitive pay and conditions and the community services sector has been falling further behind for many years.

The current 3 yearly Service Agreement between Shelter WA and the Department of Housing and Works expires at the end of June 2009, and Shelter looks forward to renewing the Service Agreement and exploring more effective ways that the voice, interests and needs of low income housing consumers can be represented and is uppermost in housing policy and decision makers minds.

In closing, I have very much enjoyed my time with Shelter and during the years I spent involved with the Management Committee and former staff I gained appreciation and understanding. It has been a pleasure to work with Shelter's small staff team – Corinne and Heidi, and with all our members and networks.

I have particularly blessed by unwavering support, guidance and governance of Shelter's Management Committee. These people individually and collectively have

made my job a lot easier and more rewarding than it could have been. Roger Raven, our Chairman, has brought his unique brand of careful scrutiny, John as Treasurer has overseen and evaluated the accuracy of our Financial Statements, Sherl has been a warm and generous advocate and support to me, Paul and Martin bring professionalism, wisdom and international experience, and Liz is grounded and informed by her practical coal face expertise over many years with Anglicare WA in metropolitan and remote tenancy support for families at risk.

Thank you. Shelter would not be as vibrant and forward looking, nor as sound an organisation without your Management, you are very much part of the team and the strength of Shelter.

Finally I must acknowledge our funding body, the Department of Housing and Works and the many DHW staff who support Shelter. This support comes in practical ways by processing our funding, meeting with us every 3 months, being available to me to answer my queries and

being open to discussion about the work we are funded to do and the level of funding that is appropriate for the delivery of these outputs.

The support also is evident in the mandate Shelter has held to since its formation in 1979; the mandate of impartial, independent and objective policy comment and analysis, and over this past year Shelter's independent voice has challenged politicians and decision makers to restore adequate levels of public, community and social housing and to encourage affordable housing design and construction. I'm looking forward to exploring opportunities for Shelter to further contribute to social inclusion by promoting a foundation of affordable, accessible, appropriate and secure housing for all West Australians and to work in parallel or partnership to achieve this end.

Bronwyn Kitching
Executive Officer

Agency Report

KEY ISSUES FOR HOUSING IN WESTERN AUSTRALIA 2007-08

During the last 6 months of 2007 the housing price increases experienced in the West Australian housing market over the past decade continued to grow and both mortgage stress and rental stress were common. This house price growth would end by early 2008. Multiple interest rate rises and a stalled residential building industry, due in part to ongoing supply shortages in labour and materials, negatively impacted the capacity of potential first home buyers to enter the market and added to the high demand for rental accommodation. Homelessness was apparent and visible in Perth and Western Australia's regional centres.

Australia voted a change of national government in November 2007 and for the first time in decades a Labor government held power federally and in all states and territories. After an extended period social commentators labelled 'a dark era' of shrinking public spending in welfare and social and community services, the Rudd Labor government seemed just the tonic.

A sweeping reform agenda with commonwealth-state funding across all aspects of government programs and services now under review, tied to a 'now or never' time-frame has stretched the resources of many non-government and government agencies as we scramble to respond to consultation opportunities and have input into the engineering of a new, rational and transparent system that delivers money and resources fairly to respond to the social, cultural and increasingly important environmental challenges faced in the 21st Century.

The Intervention designed by the Howard government and targeted at struggling indigenous communities in the Northern Territory, instigated income management,

alcohol, gambling and pornography bans along with massive infrastructure investment and commitment to improve the safety, health, housing and educational opportunities of Aboriginal people, particularly indigenous children.

The jury is still out on whether the aims of this strategy are delivering measurable improvement, but one outcome evident in the neighbouring areas of intervention towns is increasing transience with Aboriginal people moving to areas without these intervention restrictions, and bringing aboriginal homelessness and social disarray to communities previously not as affected.

HOMEOWNERSHIP

Since mid 2006 Shelter's ongoing monitoring of housing affordability revealed that none of Perth's 291 suburbs were affordable for single income households in the bottom 40% income range, and this continues to be so throughout 2007 and into 2008. House prices (particularly in well-located suburbs) have continued to gain but the purchase of new houses built by speculator developers on the urban fringe has slowed, with new house sales and new building starts easing significantly.

The real estate industry now talks of 'underlying demand' and there is an uneasy consensus that Australia and particularly Western Australia has not delivered adequate supply of new and different forms of housing to meet population increases and demographic changes.

In June 2008 the median established house price in the Perth metropolitan area had fallen 2.6% to \$443,000 from \$452,000 in June 2007 (REIWA), by the March 2008 the median income stood at \$56,957, but the affordability gap had risen over the 150% mark (meaning that households in receipt of the median income would have to more than double their income to be able to

affordably purchase a median priced house).

Many heavily mortgaged households were caught with multiple consecutive interest rate rises as house prices flattened and experienced the awful reality of owing more on their home than it's worth. These households also experienced stress on budgets as other cost-of-living pressures including spiralling petrol prices added to essential household spending without a matching increase in income. Mortgage foreclosures had increased fourfold across Australia between June 2005 and June 2008.

By late 2007 we were hearing about the sub-prime mortgage crisis in America. But Australia felt reasonably safe – after all Australia is, by comparison, a well regulated economy, Australians' are relatively financially conservative and, surely, no Aussie lender would loan to people unable to repay and then on-sell the debt with added costs to other lenders, particularly when the underlying asset was outrageously overvalued?

Little did we realize the breadth and depth of these practices and the unbreakable links to our own financial system. Stockbrokers, share traders, short-selling financiers, traders on international currency markets were all about to be hit with the harsh reality of price and value re-adjustment – price based on inflated value, underwritten by unserviceable debt must eventually adjust to reflect truth. Vast numbers of American mortgages crumbled and investigation of USA shark loan practices revealed a flimsy residential capital base reliant on the most vulnerable households least able to meet rising loan costs.

We now know that this was the early indicator of global financial meltdown and its impact will continue throughout 2008 and likely well into the next few years. We can only hope that unfettered greed, practices of levying high commissions and fees by operators in financial markets without transparency or accountability, let

alone any guarantee of dividends, will cease.

PRIVATE RENTAL

The private rental system, buffeted by investment returns less favourable than other sectors and at risk of over-gearing by investors with tax write-offs from gains in other investment areas their primary motivator, nonetheless continued to take advantage of the squeeze on homeownership affordability and an overall stagnation in new supply. The median rent grew by 15.2% from June 2007 to June 2008. Perth's weekly median rent reached \$340 by June 2008 from \$290 in June 2007. While this is not the 20% plus per annum increases in rent Perth experienced in previous years it is still far higher than CPI, and has led to tenant households implementing creative share housing arrangements to meet the costs of renting, and alarming tales of rental auctions for scarce rental properties.

An increase in private rents has given power to real estate agents in the selection of tenants. Disturbing case studies of discrimination has been relayed to Shelter WA in this regard. In an effort to report on such Shelter WA and organisations involved in the Housing Crisis Committee for Culturally and Linguistically Diverse (CaLD) communities ran a one-day forum on the issue in February 2008. The resulting Joint Community Sector Report was completed and disseminated. The WA Equal Opportunity Commission has now commenced their inquiry into race based discrimination in the private rental market

VACANCY RATES

Rapid growth in housing prices impacts on the number of low income households able to make the transition from private rental to homeownership and vacancy rates provide an indicator of household movement from private rental to homeownership. The significant reduction in vacancy rates, from a high in June 2003 of 4.5% to a low in March 2007 of 1.0% indicates that more

households had been unable to afford the transition from renter to homeowner.

While vacancy rates increased in June and September at 2.1% and 2.5% in 2007, these rates are still low and evidence a private rental market close to capacity. In June 2008 vacancy rates had eased further and moved up to 2.8% from 2% in June 2007. The increase in vacancy rates may have been related to the WA State government increasing the stamp duty exemption threshold on new houses for first home-buyers to \$500,000. This combined with other homeownership assistance packages such as the First Homeowners Grant reduced homeownership costs and assisted some households to make the transition from rental to homeownership, but restrictions in construction materials and labour supply meant many purchases of newly built homes waited a long time before their homes were commenced and suffered an extended lag before they were finished.

RENTAL RETURNS

The generous changes to taxation on superannuation accounts, along with tax exemption on the costs of other investment including stocks and shares was a key feature in movements away from property investment and probably encouraged potential rental investors to turn to other investment opportunities offering more attractive returns. Average Australians have increasingly become shareholders rather than holders of property as investment, and this has exposed many to the current frightening freefall in the value of their stock and shareholdings.

The private rental return (i.e. the median weekly rent/median value of rental properties) is a key indicator of the health of the property investment portfolio. Normally investors are encouraged to invest when the median rent continues to soar. However, because property prices have increased proportionately more than rents – in WA particularly so in the oversupplied detached house market,

rental return did not keep pace, averaging around 3% for 2007/08 rental houses and around 5% for rental units and apartments. This return has been insufficient to cover property management costs, and has not been competitive with other forms of investment.

The Commonwealth government has initiated a National Rental Affordability Scheme to deliver incentives of around \$8,000 per year per new dwelling constructed for rental housing to low-moderate income households at a price 20% below market rents for 10 years from State and commonwealth funds.

The NRAS scheme is intended to encourage financial institutional investment in affordable rental properties, with property management by community housing providers but disconnects with ATO assessment of the tax status of community housing providers should they participate in the scheme, and with land planning, residential form and density barriers to the development of dwelling types that are economical to build and attractive to potential renters has meant there is some caution in market uptake of the scheme.

REGIONAL HOUSING

Scarcity of affordable housing has long been just as bad if not even worse in some WA regional centres and towns, particularly in remote areas where mineral and mining industries are located. Since our state government no longer provides financial support for residential infrastructure to local government areas and mining companies are not required to improve and contribute to local communities by providing housing and amenities, we have seen fly-in-fly-out workforces become the norm and remote towns have large numbers of non-residents, earning inflated incomes but spending largely in metropolitan centres far away from their employment location.

Remote shire councils have not gained from an increase in ratepayer residents, but are expected to deliver equivalent facilities for all who visit, live and work there. New

housing is not provided partly because councils cannot afford the development and infrastructure costs to deliver serviced and titled land ready to be built.

Receiving less media attention than Perth, West Australian regional towns including Karratha, Hedland and Broome located in the Pilbara / Kimberley region in the north and Hopetoun and Ravensthorpe in the great southern have seen house prices rise well beyond the reach of low income households. Many of these areas have continued to experience rental increases that eclipse Perth's in some centres up to 50% rises over the 12 months June 2007 – June 2008

PUBLIC HOUSING

Over the last decade funding for public housing has reduced by an estimated 25%. This occurred under a Commonwealth State Housing Agreement which required greater targeting of public housing toward households in greatest need and this has impacted on management costs and rental income. The public housing rental authority in WA, Homeswest, continues to be the provider of last resort for the most disadvantaged households that are unable to access housing within their means, to meet their needs in the private market.

The loss incurred by WA's state housing authority through its rental housing is increasing, and is offset largely by cannibalization of stock

The public housing rental wait list continued to grow throughout 2007/08, increasing to a record 18,000 in July 2008. Waiting times for non-priority applicants have also blown out with high demand areas such as the Metro North having waiting times up to 7 years.

GOVERNMENT RESPONSE

The Labor State government's key response to the ailing social housing system was the commitment of an additional \$417.3 million over four years

2007 - 2011. This was intended to deliver 922 dwelling completions in 2007/08 through a combination of community and public housing programmes. This Budget injection was in response to the rapid increase in construction costs and has not led to an overall increase in public housing stock or social housing stock. Stock levels have been maintained but the community housing sector is being developed to make up a bigger proportion of housing stock.

Over the next four years, investment in community housing will continue and community housing providers in WA, similar to the system in other parts of Australia, are being urged to amalgamate to attain economies of scale and efficiency, regulate, standardise their property and tenancy management and professionalise their workforce to build the capacity of the community housing sector.

In 2007-08, an additional \$30.0 million was committed to growing the community housing sector. This amounted to a huge funding increase up 269% on the 2006-07 community housing programme and includes transfers of formerly publicly owned rental housing to community housing providers to enable them to leverage growth from capital with guaranteed returns including commonwealth rent assistance not available to public housing authorities.

Many small, regional and specialist community housing providers are concerned by the governments' favourable treatment of 'growth' and 'preferred' providers at the expense of others and report that the personalised and supportive relationships with tenants who have limited choice, coupled with the additional services often delivered by small providers will be compromised if a purely economic rationalist framework is implemented that does not factor the hidden burden of tailored tenancy management for those who may have financial barriers, disabilities or other issues that jeopardise choice in housing.

WORK FOR THE PAST YEAR: CORE FUNDING

Shelter WA receives its core funding from the Department of Housing and Works (DHW). The service agreement states that Shelter WA is an independent peak body that is funded to “assist the Department of Housing and Works ... in enhancing housing opportunities for Western Australians on low incomes. Shelter WA will achieve this by providing an informed voice on housing policy issues based on sound research and close collaboration and consultation with housing consumers and community based organisations working in the housing field.”

In particular, the service agreement requires Shelter WA to provide the following services:

- Conduct research and publish papers on housing issues relevant and current to Western Australia.
- Produce, disseminate and distribute information to the community sector and housing consumers on housing issues.
- Support members of the community sector to work together to achieve positive housing outcomes for low income housing consumers.
- Advise the Department on social housing policy positions which reflect and are informed by Shelter WA's constituency.
- Invite and initiate customer input into the Department's policies and practices.
- Coordinate community sector input to the Department's housing advisory committees; and
- Convene community consultation on housing issues.

The 2007/08 Contract Management Plan focused Shelter WA's activities on three key areas:

1. Support the community sector in voicing input on housing issues to the Government and its appointed representatives, including research and preparation of discussion papers;
2. Community consultation on housing issues, including conducting housing forums and surveys; and
3. Produce and distribute information to the community sector through regular newsletters, email updates and a website.

Shelter WA is required to report on the following outputs in its annual report:

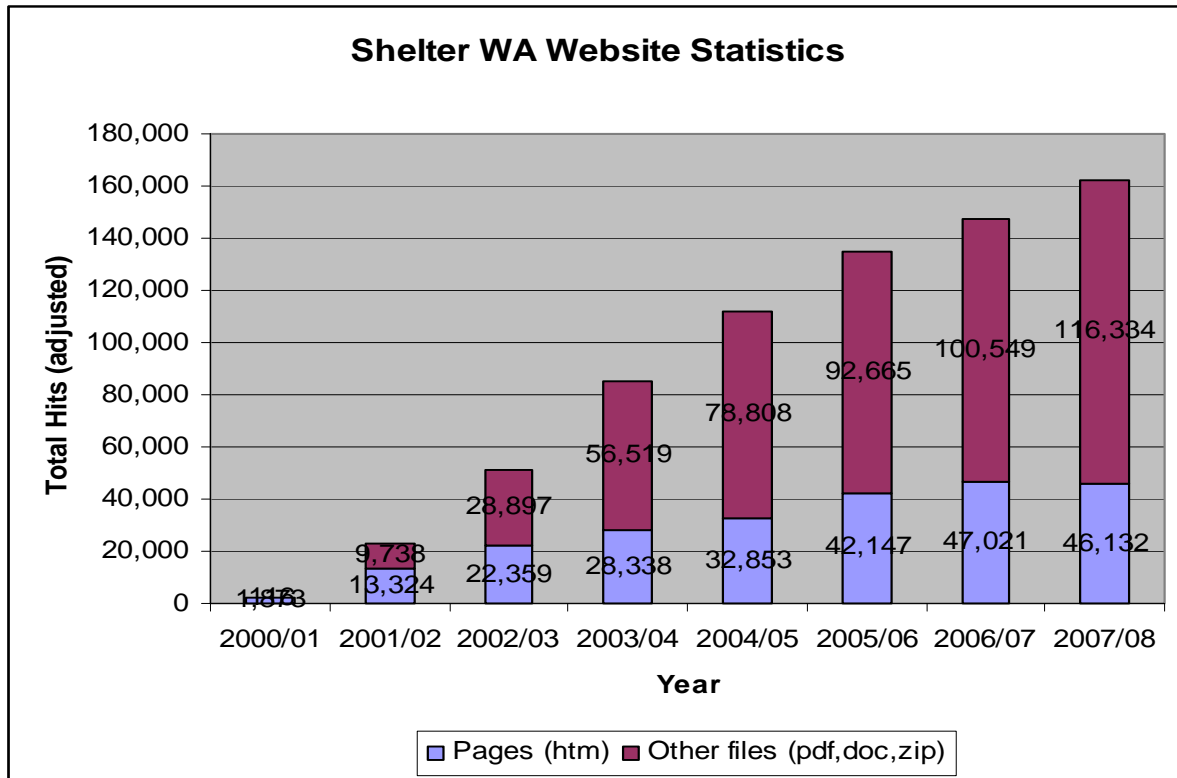
1. Number of newsletters, SWA updates, information sheets produced per annum

Shelter WA produced **three Newsletters** during 2007/08. Electronic copies were sent to all financial members, and were also made available at www.shelterwa.org.au

- Ø October 2007: Public housing in WA: extinction or resurgence?
- Ø February 2008: Staff Changes
- Ø April 2008: Editorial, Participation in Committees and Groups

Twelve Shelter WA Email Updates were distributed covering a wide range of housing related issues. The total number of direct subscribers to Shelter WA's Updates fluctuated throughout the year but remained similar to last year at an average of 176. We regularly receive feedback from individuals not listed in our contacts which makes us aware that our newsletters are further distributed by subscribers.

In 2007/08, Shelter WA's website received **162,466** 'net' hits (ie. excluding image files and scripts) at an average of **16,425** per month, up a further **10%** from 2006/07. This figure included **116,384** papers and reports downloaded at more than **2,237** per week. The chart below illustrates Shelter WA's reports and publications are widely accessed and use has continued to grow, with fewer hits but more downloads.



2. Number and location of housing forums, seminars or workshops held each year and 4. The number of individuals and number and service type of organisations attending these forums, seminars or workshops.

During 2007/08 Shelter WA attended / presented / co-presented & conducted the following housing forums:

1. Improving Housing Outcomes Summit November 12-13 December 2007

This was the first summit following the change in Federal Government, and Shelter WA's presentation was the first made to the summit immediately following the Minister's opening. A palpable change had happened and the atmosphere had moved from gloomy to hopeful with the election of Rudd's Labor government.

Approximately 100 participants attended over the two days, mostly from corporate and government sectors. Shelter WA was given a complimentary attendance to this summit in recognition of the value of the presentation, and the presenter was pleased to note many speakers had a similar perspective and recognition of the issues causing the lack of affordability in the housing market

2. Peel Affordable Housing Working Group presentation 20th December 2007

This presentation was made to an end of year group of 15 individuals, mostly local government and government staff with a couple of community members. The lack of affordable in housing in the Peel / Mandurah regions and the rapid population increase and ageing population were explored, also the recently released Demographia International report was criticised for misleading methodology.

3. Department of the Prime Minister and Cabinet, Community Cabinet Meeting 20th January 2008

This half day forum was the first Community Cabinet Meeting delivered by the Prime Minister and was held in Canning Vale. Shelter WA together with the previous EO of the Community Housing Coalition was granted a meeting with the Minister for Families and Community Services Jenny Macklin. Several hundred people attended. Photographs of the EO and PM and other Ministers were published in the subsequent newsletter on our website



Bronwyn Kitching EO Shelter WA together with Denise O'Dowd (former EO Community Housing Coalition WA) at the first Community Cabinet following the election of the Rudd Government. With (top left clockwise): Jenny Macklin the Minister for Families and Community Services, The Hon Kevin Rudd Prime Minister, and Peter Garrett the Minister for the Environment. Thanks go to former President Chittering Shire Council Jan Stagbouer and husband Lance who had their camera to hand on the day, were happy to take our photo and forwarded these images to us.

4. Senate Select Committee on Housing Affordability presentation to public hearing 8 April 2008

Shelter WA provided input to the call for submissions to this Committee and was invited to present to the hearing in Perth. Presentation was made to the 12 Committee members, several other community organisational representatives also presenting (CHCWA and St Bartholomew's) and a small public gallery including media personnel.

5. Armadale Emergency Relief and Housing Workshop and Forum. 13 February 2008

This half day forum was developed in response to Early Years Network members reporting that teachers, child and adolescent health and mental health workers, emergency relief agencies and other community service workers were reporting an increasing problem with access to affordable housing and anecdotal reports of homelessness amongst pre-school and school aged children. The Forum was developed to give some context to the issue and

to showcase and inform attendees of resources and supports available.

The Forum was attended by roughly 100 participants, mostly non-government workers with local government and government staff. Presentations were made by Shelter WA, Ruah Community Services, Mission Australia, Centrecare and an Aboriginal Housing Association.

6. Shelter WA overview Swan TAFE presentation 4 April 2008

Shelter WA was approached by a TAFE lecturer to present to a joint group of Housing and Human Services Certificate 3 and 4 students about the history and role of Shelter WA and the social housing context in Australia and WA.

Over 150 students attended this 1.5 hour presentation and engaged in spirited discussion about the situation and circumstances of low-income and disadvantaged housing consumers in WA. Many students in this group were CaLD NESB and mature age and voiced agreement with and personal experience of, many of the issues presented.

7. Housing Crisis Committee for Culturally and Linguistically Diverse Communities Forum. 4 February 2008

This forum was developed to consult with community workers to develop a joint community sector report. The report will then be used for lobbying to address the serious impact the housing crisis is having on refugees / humanitarian entrants. Thirty-four (34) participants from twenty-eight (28) agencies participated in the consultation forum. In addition 9 observers, moderators and guest speakers were present.



Housing Crisis Committee for CaLD Sector Consultation February 2008

8. Outcare Juvenile Justice Allied Service Meeting presentation 24 April 2008

Shelter WA accommodated staff of Outcare's Youth Services Team for almost 2 months when the Outcare building next door was under renovation and some services had to find temporary lodgings. While this arrangement was far from satisfactory for the 4 Outcare staff who were cramped into a space that usually only houses one Shelter body and our library, it was enlightening to directly discover the housing problems faced by young people who have contact with the justice and corrections systems, and the difficulty experienced by Outcare staff trying to support these young people to overcome the problems that led to offending, when appropriate housing is not available.

The brief presentation that Shelter gave to this meeting added to mutually improved sector knowledge, and a heightened

commitment to advocate for good housing for young people and particularly those with added barriers such as a history of offending. Approximately 40 people attended this meeting from government and non-government organisations working with young offenders.

9. Mental Illness Fellowship of WA Mental Health and Housing Forum presentation 17 May 2008

Shelter WA was invited by the Mental Illness Fellowship of WA to present at a Forum held to welcome Mr Philip Mangano, Directory of the US Interagency Committee on Homelessness to his short visit to Australia. Mr Mangano is a particularly inspirational man, and the work of the Interagency Committee to eliminate homelessness in America is impressive. It was an honour to meet Mr Mangano, and pleasing to receive his positive feedback for the presentation. Almost 80 people attended the Forum

3. A list of discussion papers, research papers and issues papers and reports produced by Shelter WA.

- Homelessness Green Paper SWA Response June 2008
- Presentation for The Mental Illness Fellowship of WA May 2008
- Gaps in Housing and Support for Humanitarian Communities April 2008
- Shelter WA Overview Presentation April 2008
- Best Practice Homeless Strategies for Broome WA April 2008
- Shelter WA response to the Equal Opportunity Commission March 2008
- Housing Affordability Select Senate Committee response March 2008
- Presentation State of Affordable Housing 2007 Dec 2007
- Refugee Housing in the South West Metropolitan Area July 2007

4. Number and relevance of surveys conducted each year.

Shelter WA did not conduct a community survey in 2007/08.

Activities for the Year (* available on www.shelterwa.org.au)

Peaks Forum Planning Day	August 2007
Dept for Communities Community Strengthening Roundtable	October 2007
Civil Society Dialogue	October 2007
Community Housing Coalition of WA Conference	November 2007
Peel Housing Steering Group Presentation	December 2007
Community Consultation Cabinet Forum with Aust Government	January 2008
National Sorry Day	February 2008
Early Years Network Forum Presentation Armadale*	February 2008
National Shelter Face to Face	February 2008
5 th National Housing Conference	February 2008
Gimme Shelter Concert St Pat's Fremantle	February 2008
COAG Briefing	March 2008
National Neighbour Day Presentation	March 2008
TAFE Housing Certificate 4 Students Lecture*	April 2008
Centre for Corporate and Public Affairs Workshop	April 2008
Mental Health Community Network Forum	April 2008
Select Senate Committee Affordable Housing Hearing*	April 2008
ACOSS Social Inclusion Conference	April 2008
National Shelter Face to Face	April 2008
Peaks Retention and Recruitment Project	April 2008
Launch of the HCCCaLD Report*	April 2008
WACOSS Conference	May 2008
Mental Illness fellowship Forum Presentation*	May 2008
EOC S80 Meeting	May 2008
Homelessness Conference	May 2008
National Shelter Meeting	May 2008
Green Paper Consultations*	May 2008
Associations Incorporations Act Review Workshop	May 2008
ABS Housing IDP Consultation	June 2008
WACOSS Water Utilities Discussion	June 2008

A list of committees, working parties and advisory bodies Shelter WA has participated in each year including number of meetings attended.

	Committee	Meetings Attended (Total Meetings)
1.	Claisebrook Lotteries House Association	6 attended (6)
2.	EOC S80 Implementation and Monitoring Committee	3 attended (3)
3.	National Shelter (telephone and face-to-face)	6 attended (6)
4.	Peel Affordable Housing Task Force	3 attended (3)
5.	Tenants Advice Service Executive Committee	9 attended (9)
6.	WACOSS Peaks Forum	6 Attended (6)
7.	CRiB Campaign Committee	6 attended (7)
8.	HCCCaLD Committee	5 attended (6)
9.	Centrelink Community Consultative Committee	2 attended (3)
	Total	47 (49)

WORK FOR THE PAST YEAR: OTHER WORK

National Shelter

Since the Howard government was unseated in November 2007, Rudd's Labor government, engineering a sweeping reform agenda, has set a breakneck pace. National Shelter, unfunded since 1996 continued contributing to housing policy and worked closely with the Affordable Housing Summit Group to develop a framework for a National Affordable Housing Strategy and Agreement.

National Shelter is the federation of State and Territory Shelter's and the peak non-government organisation representing the interests of low-income housing consumers across Australia. Shelter WA continues to play an active role on National Shelter and is hopeful that many of the policy recommendations and models considered by National Shelter and the Summit Group will be implemented.



National Shelter February 2008

Creating Room in the Boom Campaign Committee

The Creating Room in the Boom campaign was a continuation of previous No Room in the Boom campaigns run by a collective of non-government and peak bodies, Shelter WA, the Community Housing Coalition, WACOSS and the Tenants Advice Service. A campaign was developed that included background research to develop briefing papers and a clear 4 point platform.



Creating Room in the Boom Forum July 2008

Broome Housing

Shelter worked to assist Broome Circle in exploring strategies to relieve homelessness in Broome. International affordable housing models were assessed for aspects that could be implemented in the Broome region and a survey was developed to map the issue.

Senate Select Committee on Housing Affordability

This important committee was focussed primarily on home purchase affordability but acknowledged the major problem in the supply of affordable housing lay in the rental market. Shelter made a presentation to this committee at the hearing in Perth, where we spoke to our submission.

Equal Opportunity Commission – Discrimination in Private Rental

Shelter's work with the Housing Crisis Committee for Culturally and Linguistically Diverse people was part of the catalyst for the current investigation into discrimination in the private rental market. We commend the Equal Opportunity Commission for acknowledging the problems faced by humanitarian entrants and refugees trying to settle in WA and access suitable housing within their means.

Response to Homelessness Green Paper

The first Green Paper by the Rudd government was about homelessness.

Which Way Home; A New Approach to Homelessness was released for comment and submissions were accepted until late June. The breadth and complexity of issues under consideration when reviewing the Supported Accommodation Assistance Program interface with many other sectors. When mapping pathways into and out of homelessness it becomes obvious that the adequacy of public health, welfare, income support and housing provision plays a major role in the rate and persistence of homelessness.

Shelter spent many hours considering our response and thanks Shelter Queensland for sharing their framework and resources to assist Shelter WA preparing our submission.

Lottery West Grant

This past year Shelter struggled with equipment beyond its recommended lifespan and staff endured multiple computer crashes and unreliable email and network communication. Many newsletters and updates were not distributed in a timely way due to Shelter equipment failures. Our IT support man Jason Roper seemed almost a permanent fixture in the office as he worked to restore function after every frustrating episode. Shelter has now submitted a Grant Application to Lotterywest for the replacement and upgrade of our IT equipment and we look forward to the outcome and opportunity to renew our computers and other hardware and software to support our operation.

WORK FOR THE PAST YEAR: OTHER COMMITTEES AND MEETINGS

In addition to the activities and committees highlighted above, Shelter WA participated in a large number of meetings and events. While many of these meetings and events are listed in this report, they included the following:

- meetings with individuals on issues such as the possibility of accessing vacant semi rural dwellings, affordable housing construction types and re-furbishing caravans for sale to low income recipients with limited other options,
- providing ad hoc referrals, emotional support and advice to homeless people and people in housing crisis
- presenting to forums including Swan TAFE Housing students and the Housing Crisis Committee for CaLD Sector Consultation and numerous telephone contacts,
- participating in a range of forums, workshops and meetings such as the Armadale Emergency Relief Forum and the open forum with the Mental Health Division when Mr Philip Mangano, Director US Interagency Committee on Homelessness visited Perth
- providing information to academics, students, media and members of the public.

Management Committee

Roger Raven

Chairperson (from January 2007)

Rob Spinks (to March 2008)

Tenants Advice Service Treasurer

John Perrett (from March 2008)

*Tenants Advice Service
Treasurer*

John Ballard

*Curtin University
Member*

Sheri Westlund

Diabetes Research Foundation Member

Paul Harrison

*Welfare Rights & Advocacy Service
Member*

Liz Kerry

*Anglicare WA
Member*

Martin Sinclair

Member

Heidi Stewart

Shelter WA Staff Representative

Bronwyn Kitching

Shelter WA Staff Representative

Casual Staff and Consultant Support

Richard Hopkins

Accountant

Jason Roper

IT Consultant

Dave Jeavons

*IT Maintenance Troubleshooting
Street Surveyor*

David Faletti

Website Maintenance

Staff

Over the last twelve months, a number of changes have occurred in the area of staffing. In June 2007, Bronwyn Kitching stood down from Chair of the Management Committee in order to act in the Executive Officer position one day per week anticipating the permanent officers return by September 2007.

This did not ensue and the Executive Officer position was advertised in late October 2007. Bronwyn was the successful applicant and commenced in the permanent position Executive Officer from January 2008. Jim Anthony filled the Policy Manager position from June 2007 until November 2007, and continued contract work for Shelter WA delivering the Broome Housing Report throughout March. The Research Manager position was advertised, and Heidi Stewart commenced in February 2008. Corinne Mercer continues as Administration Officer, now the longest serving current staff member carrying organisational knowledge from 2003. Finally, Shelter WA has used the services of Richard Hopkins (Accountant), Jason Roper (IT) and David Faletti (Website maintenance).

During 2007/08 Shelter WA Staff Were:

Bronwyn Kitching

A/Executive Officer (from June 2007)
Executive Officer (from January 2008)

Corinne Mercer

Administration and Finance Officer

Jim Anthony

Policy and Research Manager (from June 2007 until November 2007)

Heidi Stewart

Research Manager (from February 2008)

Karel Eringa

Executive Support (July – October 2007)



Bronwyn



Corinne



Heidi



Karel

Treasurers & Auditors Financial Reports

It is my pleasure to present the 2007/08 financial statements and report that the Association has finished the financial year in an improved financial position from twelve months ago. The organisation finished the year with an operating surplus of \$34,060 and total equity is \$36,181. All known financial provisions have been brought to account and represented in the Balance Sheet.

Mr Rob Spinks discharged the role and associated duties of Treasurer up until February 2008.

The organisation's major funding is derived from the State Government through the offices of Department of Housing & Works.

It is my opinion that the organisation is financially able to service its members in 2008/09.

John Perrett
Treasurer

SHELTER WA

EXECUTIVE COMMITTEE'S DECLARATION

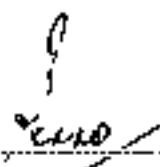
In the opinion of the Executive Committee of the Association.

1. a) The accompanying Statement of Income & Expenditure is drawn up so as to give a true and fair view of the results of the Association for the financial year ended 30 June 2008.

b) The accompanying Balance Sheet is drawn up so as to give a true and fair view of the state of affairs of the Association as at the end of the financial year.

c) At the date of this statement, there are reasonable grounds to believe that the Association will be able to pay its debts as and when they fall due.
2. The accompanying Accounts have been made out in accordance with the Australian Accounting Standards and applicable Approved Accounting Standards.

This statement is made in accordance with a resolution of the Executive Committee and is signed for and on behalf of the Association by


.....

Dated this 7th day of October 2008

SHELTER WA
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2008.

PETER KEVIN EDWARDS
REGISTERED COMPANY AUDITOR #13575

143 JAMES STREET
GUILDFORD WA 6055

PO BOX 267
GUILDFORD WA 6935

Ph (08) 9379 1155
Fax (08) 9379 2856

SHELTER WA

INDEPENDENT AUDITOR'S REPORT

To the Members of the Shelter WA

Scope.

I have audited the attached special purpose financial report, comprising the Balance Sheet and Statement of Income & Expenditure of Shelter WA, for the period ended 30 June 2008. The Committee of Management is responsible for the financial report and has determined that the accounting policies used are consistent with the financial reporting requirements of the constitution and are appropriate to meet the needs of the members. I have conducted an independent audit of the financial report in order to express an opinion on it to the members of the Association. No opinion is expressed as to whether the accounting policies used are appropriate to the needs of the members.

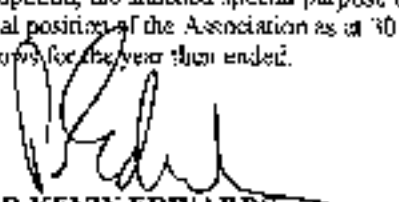
The financial report has been prepared for distribution to the members for the purpose of fulfilling the Committee of Management's financial reporting requirements under the constitution. I disclaim any assumption of responsibility for any reliance on this report or the financial report to which it relates to any person other than the members, or for any purpose other than that for which it was prepared.

My audit has been conducted in accordance with Australian Auditing Standards. My procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly to accordance with the cash basis of accounting whereby revenue is recorded when it is received, expenses are recorded when they are paid. Accounting Standards and other professional reporting requirements (UIG Consensus Views) are not applicable to the cash basis of accounting adopted by the Financial Counsellors Association of WA Inc.

The audit opinion in this report has been formed on the above basis.

Audit Opinion.

In my opinion, the attached special purpose financial reports of Shelter WA, present fairly the financial position of the Association as at 30 June 2008, and the results of its operations and cash flows for the year then ended.



PETER KEVIN EDWARDS
Registered Company Auditor # 13575

Date this 30th Day of September 2008.

Shelter WA
33 Moore St
East Perth WA 6004

Profit and Loss [last year comparison]
1 July 2007 - 30 June 2008

	2008	2007
Income		
Bank Interest	4,505.34	5,087.90
Donations	19.09	50.00
Membership Fees	427.28	2,608.98
Grants		
DHW - Core Grant	155,559.48	150,590.00
DHW - Income Benchmark Project	-	5,118.75
HP Legal Advice Clinic	-	13,431.79
ICHO Project	5,200.00	11,596.21
Brooms Circle Project	5,454.54	0.00
National Shelter	-	3,000.00
Other Funding	-	18.16
Miscellaneous Income	1,147.73	976.63
Total Income	172,313.44	192,458.55
Expenses		
Advertising	330.00	-
Adjustments & Rounding	57.14	(427.51)
Audit	1,000.00	1,577.43
Bank Fees	360.00	402.16
Bookkeeping	155.00	194.18
New Office Refurbishment	-	261.60
Computer IT & Web Support	2,374.32	245.45
Forums/Conferences		
Mandurah Forums	-	371.37
Courier	70.00	-
Depreciation	3,872.80	4,473.32
Equipment & Software - Office	272.42	1,288.57
Employment Expenses		
Wages:Office	102,913.42	135,007.73
Wages-Contract/Consultants	15,065.39	1,513.43
Superannuation General	8,813.46	13,837.05
Provision for Annual Leave	-	6,105.44
Provision Long Service Leave	-	2,358.89
Provision for Redundancy	-	(8,435.00)
Prof. Development/Conferences	2,921.26	375.01
Total Employment Expenses	129,713.53	172,562.55

Shelter WA
33 Moore St
East Perth WA 6004

Profit and Loss (last year comparison)
1 July 2007 - 30 June 2008

	2008	2007
Expenses continued		
General Insurance	4,244.02	4,319.73
Maintenance/Repairs	170.18	79.22
Management Committee	312.21	622.44
Membership of Organisations	2,265.38	913.18
Photocopying	548.81	984.19
Postage	57.31	640.73
Printing/Promotional	638.00	590.98
Publications	-	341.58
Rent	8,608.95	8,451.12
Stationery/Office Sundries	722.11	361.44
Office Sundries	-	830.30
Telephone/Email	2,745.76	2,417.41
Travel		
Travel Allowance	904.79	1,850.15
Car & Taxi Expenses	1,750.32	869.26
Flights	3,776.79	538.19
Conference Fees	-	194.45
Travel Office Support	-	253.84
Travel Projects	-	483.85
National Shelter Council	-	1,224.18
ICHO Project	-	7,142.50
Total Expenses	164,945.42	213,840.86
Operating Profit	7,358.02	(21,382.21)
Extraordinary Income		
Extraordinary Income	(28,692.00)	-
Total Extraordinary Income	(28,692.00)	-
Net Surplus / (Deficit)	34,060.02	(21,382.21)

Shelter WA
33 Moore Street
East Perth WA 6004

Balance Sheet *[last year comparison]*

June 2008

	2008	2007
Assets		
Current Assets		
General Cheque Account	2,347.73	13,648.13
ING Direct	38,385.04	114,880.08
Cash on Hand	228.57	228.57
Trade Debtors	97,225.53	1,345.00
Total Current Assets	138,186.87	130,101.78
Furniture & Fixtures		
Furniture & Fixtures at Cost	39,548.00	39,548.00
Furniture & Fixtures Accum Dep	(37,059.65)	(33,186.85)
Total Furniture & Fixtures	2,488.35	6,361.15
Total Assets	140,675.22	136,462.93
Liabilities		
Current Liabilities		
Business Credit Card	-	100
Income Received in Advance	85,441.39	77,779.74
GST Liabilities		
GST Collected	9,379.42	8929.87
GST Paid	113.13	216.90
Total GST Liabilities	9,492.55	9,146.77
Payroll Liabilities		
Superannuation Payable	2,996.61	1,277.31
PAYG Withholding Payable	(526.46)	12,258.00
Provision for Leave	5,500.00	8,084.00
Provision for Redundancy	1,320.00	14,260.00
Provision Long Service Leave	270.00	13,418.00
Total Payroll Liabilities	9,560.15	47,315.31
Total Current Liabilities	104,494.09	134,341.82
Total Liabilities	104,494.09	134,341.82
Net Assets	36,181.13	2,121.11
Equity		
Prior Year's Surplus	2,121.11	3,662.32
Retained Earnings	-	19,041.00
Current Year Surplus/Deficit	34,060.02	(21,382.21)
Total Equity	36,181.13	2,121.11

SHELTER WA

NOTES TO AND FORMING PART OF THE ACCOUNTS
For the year ended 30 June 2008.

NOTE 1.

STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The significant policies which have been adopted in the preparation of these financial statements are:

a) BASIS OF PREPARATION.

The accounts of the association have been drawn up in accordance with the applicable Accounting Concepts, Accounting Standards and disclosure requirements of the Australian Accounting bodies, applicable Accounting Standards, and the requirements of law. They have been prepared on the basis of historical costs and do not take into account changing money values nor, except where stated, current valuations of non-current assets. The accounting policies have been consistently applied.

b) INCOME TAX

The association is a "Not for Profit" organisation and is not subject to income tax on the Member income.

c) FIXED ASSETS

Items of property, plant and equipment are recorded at cost and depreciated as outlined below:

Depreciation of Fixed Assets.

Depreciation is provided on all fixed assets excluding freehold land and buildings, so as to write off each asset over its estimated useful life. The depreciation rates used are those allowable for income tax purposes.

d) INVENTORY

The association carries no 'inventoried' items.

c) EMPLOYEE ENTITLEMENTS

Amounts that are expected to be paid to employees for their pro-rata entitlements to Annual Leave, Long Service Leave and Redundancy Payments are accrued at current salary rates. (Due to staff changes in 2008, these leave provisions were reviewed and subsequently reduced. The amount of the net reductions was then added back to consolidated revenue as "Extraordinary Income".)