

Shelter WA (Inc)
Annual Report
2001 - 2002



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Shelter WA

Promoting Affordable Housing For All

Shelter WA is an independent community organisation committed to the principle of accessible, affordable, appropriate and secure housing for every person.

Our role is to provide an informed voice for low income housing consumers, based on sound research and close collaboration and consultation with the Western Australian community.

Report from the Chairperson

Another year has passed so rapidly and here I am delivering my first Chair Person's report for the financial year 2001/2002.

It has been a difficult but exciting year with our Policy Manager Paul Pendergast, Development Manager Karel Eringa and Project Officer Tim Davis (ceased employment with Shelter WA in June 2002) showing their abilities to keep Shelter WA as a leading voice in accessible, affordable, appropriate and secure housing for the people of Western Australia.

Our team has been very busy over the year providing valuable information to the community through our web site, list-serve, newsletter and information sheets. Issues being tackled by Shelter WA have been;

- The CSTHA
- Homelessness
- Youth housing
- Homeswest Debt policy
- The Residential Tenancies Act
- Housing Issues for people who live in Midland & West Kimberley

As you will all agree these are all important areas for low-income housing consumers. For more details please go to the Shelter WA reports.

The year has also been an interesting one in financial terms. Firstly, Shelter WA had to reverse a decision made in the 2000/01 financial year to employ a permanent part time Project Officer, Tim Davis, rather than employ a string of consultants for project work. Unfortunately, due to a lack of project opportunities during the year it became clear that the new structure was unviable; the Financial Statements attached show a reduction in Current Assets from \$46,020 to \$23,224 over the financial year.

As a result, the Management Committee made a decision to cease Tim's employment with Shelter WA. However, with Tim's assistance Shelter WA is now strongly placed to take on projects outside of our work plan. With funding for a number of projects now underway

our next AGM will show a different picture.

In order to update our technology in our office and create room for our ever expanding library the Lotteries Commission assisted us with a grant of \$13,998. I would like to take this opportunity to thank the Lotteries Commission as it is with their support that we are able to function efficiently at our tasks.

I would like to thank our Management Committee and the organisations that they are employed by as it is with their support and oversight that gives Shelter WA the structure and direction it needs. These have included:

John Ballard (Chair) – Curtin Indigenous Research Centre

Ian Main (Vice Chair) – Individual
Tim Davis, Paul Pendergast (Staff Rep) – Shelter WA

Janine Purdy, Joanne Walsh, Irma Lachmund - Tenants Advice Service

Anna Paris – Fremantle Community Youth Service

Kathleen Gregory – Eastern Metro Community Housing

Arina Aoina, Penny Williams - Women's Refuge Group

I would like to thank our members for their on going support and I look forward to the challenging year ahead.

John Ballard

Agency Report

Key Issues for Housing in WA

In February 2000, Shelter WA produced a report for the WACOSS Poverty Commission, Housing for a Sustainable Community: The State of Housing in Western Australia. This report contained an overview of main housing indicators in WA. Shelter WA aims to produce an annual overview of the way in which some of these indicators are developing. This is the first of these annual overviews.

For 2001-2002, the single most important housing issue for low income housing consumers in WA was once again access to affordable housing. As appropriate housing becomes more unaffordable for low income housing consumers, this means a choice between either spending an ever-increasing proportion of their income on housing, living in inappropriate accommodation, or becoming homeless. The Smith

Family estimates that in 1999, 16.2% of Western Australians lived in poverty after they paid their housing costs.¹

The decline in affordability occurred in both the home ownership and the private rental sectors. Figure 1 below demonstrates that home ownership is becoming rapidly less affordable in Perth, with the income required to affordably purchase a median price home rising from \$63,947 in June 2001 to \$68,108 12 months later.

This is due to two factors. Firstly, real house prices have risen increasingly sharply since the introduction of the New Tax System and the First Home Owners grant in mid 2000. Over the twelve months to 30 June 2002, median house prices in Perth increased by 12.1% (from \$165,700 to \$185,700) and by 14.6% in regional WA (to \$138,400).² Secondly, after falling from a high of 8.05% in August 2000 to 6.07% in December 2001, the

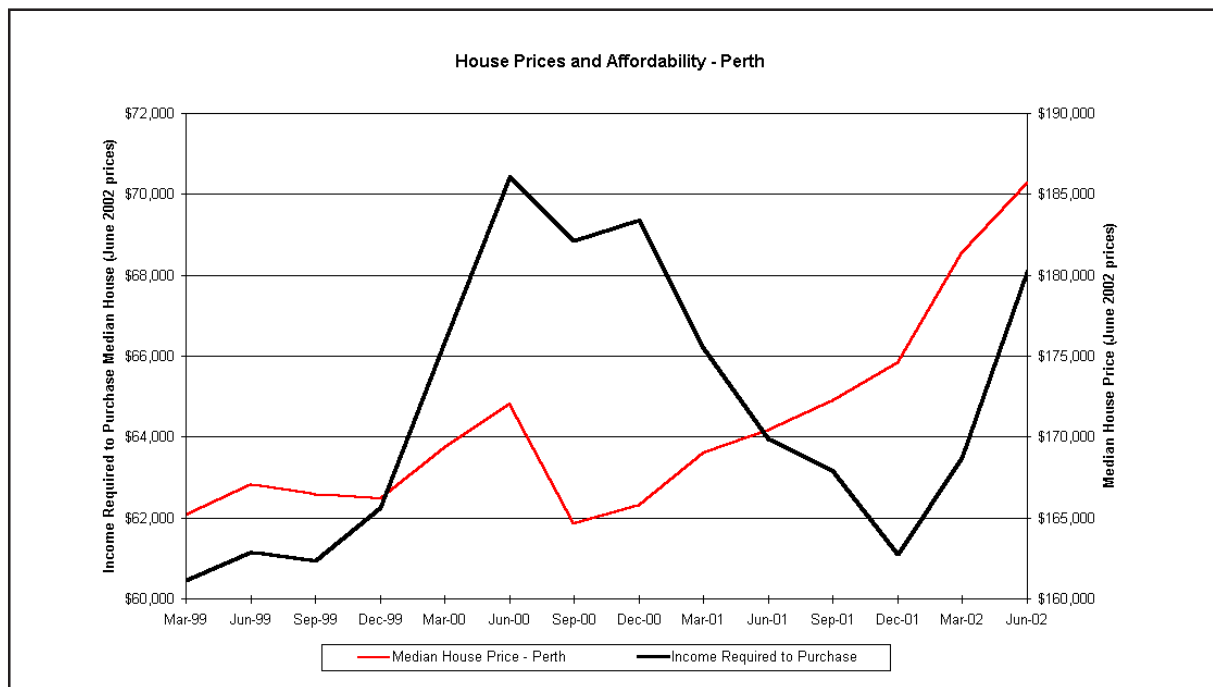


Figure 1: Affordability and House Prices, Perth 1999-2002

Sources: REIWA, Market Update, March 1999 - June 2002; Bankchoice, Ratewatch, www.infochoice.com.au (accessed 16 August 2002); Reserve Bank of Australia, Measures of Consumer Price Inflation, www.rba.gov.au/Statistics/measures_of_cpi.html (Accessed 16 August 2002). Income Required to Purchase a Median House was calculated assuming a deposit of 10% of the median property value plus all costs, average standard variable home loan over 25 years with repayments of 25% of net income.

Agency Report (continued)

average standard variable mortgage rate rose to 6.57% by June 2002.³ Figure 1 demonstrates that affordability dropped sharply in the first half of 2002, when both interest rates and house prices were rising.

At the same time, increases in private sector rents are outpacing increases in incomes for the bottom two quintiles. Figure 2 shows that the median real rent in Perth fell from a peak of \$149 per week in March 2000 to \$142 per week in June 2001. However, over the last financial year, real rents rose by 6.1% to \$155.⁴ As a result, the income required to rent a median house jumped from \$18,984 in June 2001 to \$20,150 in June 2002.

The decrease in affordability comes despite continuing increases in vacancies in the private rental market. Figure 2 shows that the vacancy rate in Perth rose from 2.3% in March 1999 to an average of 4.5% over the 2001-2002 financial year. In addition, the current fall is of concern because it comes on top of a longer term trend: over the 1986 – 1996 period “low cost rental stock fell by 19.8% in Perth and by 62.5% in non-metropolitan WA. In the same period, the number of low income private renter households grew by 79.4% in Perth and by 88.8% in the rest of the state.”⁵

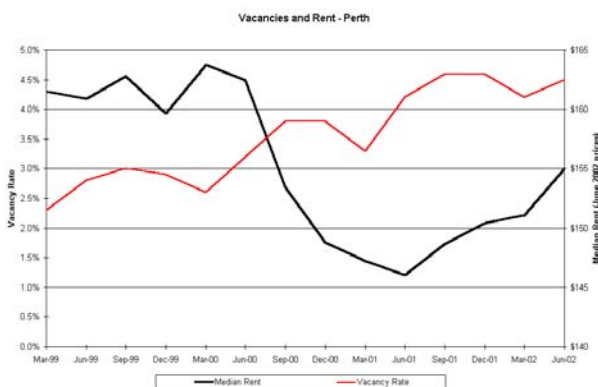


Figure 2: Vacancies and Rents, Perth 1999-2002

Sources: REIWA, Market Update, March 1999 - June 2002; Bankchoice, Ratewatch, www.infochoice.com.au (accessed 16 August 2002); Reserve Bank of Australia, Measures of Consumer Price Inflation, www.rba.gov.au/Statistics/measures_of_cpi.html (Accessed 16 August 2002)

While Commonwealth Rent Assistance goes some way toward improving affordability in the private sector, it is not sufficient. For instance, the 2002 Report on Government Services identified that even after receiving this payment, 28.5% of West Australians still experience housing stress. 6.7% of West Australian CRA recipients spend more than 50% of their income on rent.⁶

Falling affordability for both home purchasers and renters means that for an increasing number of people social housing is the only source of affordable accommodation. The total number of dwellings owned by the Department of Housing and Works has increased from 38,556 in 2000 to 38,730 in 2001⁷ and a projected 39,291 in 2002.⁸ However, the social housing sector is by no means large enough to provide an alternative for a significant number of people. One indication of this is that the public housing waiting list jumped from 12,879 households in 2000 to 15,456 in 2001.⁹

The principal reason why social housing is not growing more rapidly is that capital funding for housing under the Commonwealth State Housing Agreement fell by 14.4% over 1996 - 2001, from \$1.64b to \$1.41b. Without additional funds, social housing will fall relative to total housing stock in WA. Modelling by Shelter WA indicates that even to maintain public housing stock as a proportion of total housing stock in WA, additional funding of \$66.2m per year plus land costs is required on top of current capital expenditure of around \$133m per year.¹⁰

Shelter WA continues to lobby for increased capital funding for social housing, as well as a more equitable way of distributing payments such as Commonwealth Rent Assistance and the First Home Owners Grant. In addition, Shelter WA continues to work on alternative ways of increasing affordable housing stock, such as Local Government Affordable Housing Plans and stimulating private sector investment.

Agency Report (continued)

WORK FOR THE PAST YEAR: CORE FUNDING

Shelter WA receives its core funding from the Department of Housing and Works (DHW). The amount received for the 2001/02 financial year was \$130,933, up 2.6% from 2000/01. As previously, Shelter WA's core funding focused around a Workplan consisting of five project areas:

1. Coordinate community sector input into the Housing Advisory Committee (HAC)
2. Community Consultation and Information Forums
3. Customer Input into DHW Policy and Practice
4. Information – Newsletters
5. Information – Electronic, Paper and Face to Face

1. Housing Advisory Committee (HAC)

The Housing Advisory Committee is a Ministerial advisory body with representatives from the community sector, industry, the Department of Housing and Works and other Government Departments. The HAC:

- advises the Minister for Housing and Managing Director, DHW on State Government housing policy and other related matters;
- participates in the development of DHW policy and program initiatives; advise on or recommend research and the development of new policies and guidelines in areas of perceived need; and assist in identifying housing needs in the community.

Shelter WA's main role regarding HAC is to ensure the effective coordination of information and input from the community sector. In order to achieve this, Shelter WA:

- chairs all three Standing Committees of the HAC: Community Housing Standing Committee (CHSC), Rental Sector Standing Committee (RSSC) and Finance and Home Ownership Standing Committee

(FHOSC),

- provides the Secretariat for the RSSC,
- is involved with working parties on various issues, and
- ensures that access and equity issues are appropriately represented across all levels of the committee and in relation to all issues.

In the first half of 2002, the HAC framework, membership and effectiveness were reviewed. Shelter WA played an active role in the review process, including membership of the Review Working Group and an in depth survey of all members of the RSSC. The Review identified a number of weaknesses, including a lack of interaction with the Minister, poor communication between HAC and its Standing Committees, lack of clarity about Committee's role, a lack of Indigenous and regional representation, and lack of resourcing.

On the positive side, the Review established that HAC's terms of reference are adequate and appropriate, the Standing Committee structure allows for the concerns of members to be raised at the appropriate forum, and provides good opportunities for networking and exchange of ideas.

Overall, it was perceived that HAC has great though underutilised potential to provide a "sector" view to Government. It was decided to address HAC's shortcomings and increase its potential through a restructure with the following features:

- The Minister to chair the Committee,
- an annual "agenda-setting" meeting for stakeholders, including the Minister, to set out the key issues and a work plan for the Committee for the year,
- replacement of the two plenary meetings each year with workshops/seminars for all members on key issues as they arise, and bi-monthly meetings of the Committee itself,
- representation of Standing Committees on HAC and circulation of HAC minutes to

Agency Report (continued)

- all Standing Committee members, and investigations of ways to enhance regional and Indigenous representation.

Major issues that Shelter WA has been involved with through HAC this year include:

- Review of DHW Debt Management policies and procedures, including production of a report
- Participated in the development of a Community Housing Strategic Plan for WA
- Lobbied on housing issues in the Kimberley and regional areas on issues identified in Shelter WA's housing consultations in the West Kimberley (see Shelter WA's report, *The State of Housing in the West Kimberley*)
- Produced a report on the impact of Water Corporation debt management practices on low income housing consumers, and met with Water Corporation representatives to implement the recommendations
- Participated in the developing the outline of work to be done as part of an Affordable Housing Paper
- Coordinating submissions from CHSC and RSSC the Statutory Review of the Residential Tenancies Act
- Provided input into various DHW policies, including increased Bond Loans, Right to Buy Policy, the use of interest monies on the DHW bond fund, inequities in the implementation of the Rent to Income Policy with respect to families receiving child maintenance rather than Centrelink payments, job orders and tenant liability, the wording of standard letters, Pet Policy, and the allocation of priority housing to Aboriginal applicants.

Finally, Shelter WA has been represented at the following Working Groups:

- Chair and Secretariat of the Working Group on DHW Debt Management policies and procedures

- Member of the Working Group on DHW Domestic Violence Policy
- Member of the Working Group on Seniors Housing Issues
- Member of the Working Group reviewing the DHW Waiting List
- Member of the Affordable Housing Working Party
- Member of the Home Finance Operational Advisory Committee

2. Community Consultation and Information Forums

In order to achieve effective consultation and information sharing with agencies working in housing related areas, Shelter WA seeks input from a range of tenures including the private rental market. The information gathered can be used to inform the DHW and the Minister both in relation to operational matters and broader social housing policy.

In the 1998/99 Workplan, agreement was reached to hold consultation and information forums in every region, spanning over a three year period. In previous years Shelter WA coordinated forums in Bunbury, Kalgoorlie, Geraldton, Albany, Broome and Derby. In addition, Shelter WA conducted housing forums on specific issues, including a pre-election housing forum before the 2001 State Elections, and housing forums for Culturally and Linguistically Diverse Communities and people with Mental Health Problems.

In 2001/02, Shelter WA held two major housing forums, as well as additional forums around homelessness, the Commonwealth State Housing Agreement and the Review of the Residential Tenancies Act. The topics of the two major forums were housing issues in the Midland area and housing issues for young people.

Midland Forum:

Shelter WA conducted the Midland Housing Forum in partnership with the Aboriginal

Cyclical Offending Program (ACOP), Housing Portfolio Group. The forum was held as two separate consultations. The first consultation took place at the Guildford Town Hall on 28 November 2001, and aimed to give the community an opportunity to identify housing issues in the area. This first forum identified a range of housing issues in the area, including:

- insufficient affordable long term and emergency accommodation
- lack of appropriate housing for Aboriginal people
- overcrowding
- lack of visiting support services
- domestic violence
- poverty and breaching by Centrelink

Shelter WA then produced an Issues Paper exploring these issues, and identifying some possible ways forward. The second consultation was held at the Guildford Landing on 24 April 2002, and aimed to give the community an opportunity to prioritise issues and solutions in order to produce a Housing Action Plan for the area. The Housing Action Plan identified strategies and outcomes regarding three major objectives:

1. Increase the supply of affordable housing in the private, public and community housing sectors.
2. New Living Program to be responsive to the needs of all existing residents.
3. Support for tenants to access and maintain their tenancies.

The Final Report including the Housing Action Plan can be downloaded from www.shelterwa.org.au (papers & reports).

Youth Housing Forum:

In order to develop an integrated response to the key challenges facing marginalised young people, Shelter WA and the Youth Affairs Council of WA (YACWA) co-hosted a consultative forum on housing issues faced by young people. The forum was conducted at City West Lotteries House on 11 April 2002 under the title

'Youth Housing and Social Exclusion in WA'. The forum was structured around an issues paper, which included the outcomes of a Youth Housing Survey conducted by Shelter WA earlier in the year (see below).

The results of the survey and the forum were used to compile a Priority Issues Matrix, which identified three key objectives regarding youth housing:

1. Adequate access by young people to appropriate, affordable and secure housing.
2. Income support sufficient to ensure effective social inclusion of all young people.
3. Every young person has support appropriate to their individual needs.

The main conclusion of the Final Report, *Youth Housing and Social Exclusion in WA*, was that "while youth housing and social exclusion remain on the margins of political/electoral agendas, the fortunes of this group are unlikely to improve. In fact, if public housing stocks continue to fall as a proportion of all WA dwellings, and if youth access to private rentals also keeps contracting, the situation can only worsen."

Youth Housing and Social Exclusion in WA, including the results of the Youth Housing Survey and the Priority Issues Matrix, can be downloaded from www.shelterwa.org.au (papers & reports).

CSHA Forums:

The Commonwealth State Housing Agreement (CSHA) is an agreement between the Commonwealth and State Governments and is the primary source of capital funding for social housing in Australia. Negotiations on the new (2003-06) CSHA started early in 2002. In order to inform the negotiations, Shelter WA held three community forums.

The first two forums were held in conjunction with the West Kimberley forums in June 2001. On the basis of these forums a discussion paper was developed and a third Forum

Agency Report (continued)

was held at Claisebrook Lotteries House on 15 August 2001. The Minister for Housing, Tom Stephens, addressed the Perth forum, announcing the establishment of a State Housing Strategy.

The Final Report on the CSHA Forums summarises the findings of the three consultations and lists 34 recommendations around four key themes:

1. Decline In Social Housing and Increasing Reliance on Private Rental
2. Service integration
3. Housing Affordability
4. Regional Issues

The Final Report on the Shelter WA CSHA Forums can be downloaded from www.shelterwa.org.au (papers & reports).

Homelessness Forums:

In July 2001 the newly elected Labor State Government established a Taskforce with a brief to develop a report on a State Homelessness Strategy by 31 January 2002. The Taskforce released an Issues Paper in August 2001 and a Draft Report in November 2001.

In order to inform the Taskforce, Shelter WA conducted two community consultation forums on homelessness. The first of these was held on 19 September 2001. Despite the short notice, 45 individuals and organisations attended the Forum. Key issues identified were the lack of recognition of a shortage of affordable housing as a factor in homelessness in the Issues Paper, and the extremely hurried timeframe of the consultations not allowing for adequate consultation of groups such as Indigenous people and people in regional and rural areas.

The second forum was held on 12 December 2001, in conjunction with CHCWA and WACOSS. Despite notice once again being short, this forum was attended by 25 individuals and organisations. While the forum supported many of the initiatives indicated in the Draft Report, it also highlighted several shortcom-

ings. These included the lack of full details of costings, benchmarks, targets, timelines and priorities for all relevant recommendations and the lack of emphasis on public housing.

The Government's response to the Taskforce's report, released in May 2002, was generally positive. It announced several new measures aimed at prevention of and early intervention into homelessness. In addition, an immediate injection of \$10.5 million to build new social housing was announced. While this amount of money is insufficient to solve the problem of homelessness in WA, or even keep social housing at its current proportion of 4.7% of total housing, Shelter WA's lobbying efforts did produce the first increase in the State's social housing budget since 1996.

The outcomes of both forums were used to inform Shelter WA's submissions to the Taskforce's Issues Paper and Draft Report. Both of these submissions can be downloaded from www.shelterwa.org.au (papers & reports).

RTA Review Forums:

The WA Residential Tenancies Act 1987 regulates the relationship of owners and tenants under residential tenancy agreements. Early in 2002, the Department of Consumer and Employment Protection commenced a Statutory Review of the Act. In order to inform its submission, Shelter WA conducted two consultation forums around the Review. Neither forum was not part of the series of public meetings around the RTA Review organised by the DOCEP.

Shelter WA organised the first forum in conjunction with the Community Housing Coalition of WA on 16 July 2001. This forum was attended by 32 people and a number of issues were raised regarding the interaction of community housing providers with the Act. The most notable issue was the use of no cause evictions by community housing providers.

Shelter WA co-hosted the second forum with the Tenants Advice Service on Friday 5 April 2002. This forum aimed to allow housing

consumers and their representatives to voice their issues about the RTA in general and the discussion paper in particular. The 16 participants to the forum identified a number of concerns with the RTA, which were put in the form of 16 recommendations in the report written by Shelter WA. Key recommendations from this forum included calls for:

- establishing a Residential Tenancies Tribunal be established,
- legislation for boarders and lodgers,
- abolishing letting fees,
- a set of minimum standards for management and maintenance, and
- abolishing no cause evictions.

Shelter WA integrated a number of recommendations from the forum in its submission to the Review (**see below**). The reports of both forums as well as Shelter WA's submission are available for download from www.shelterwa.org.au (papers & reports).

3. Customer Input into DHW Policy and Practice

Apart from the consultation forums outlined above, Shelter WA uses surveys to inform its work collating customer input into DHW policy and procedures. These surveys ask individuals and organisations throughout the state to provide their views on specific topics, for instance in relation to a particular policy, initiative, or review. In 2001/02 Shelter WA conducted three surveys: on homelessness, youth housing and the HAC Review.

HAC Review Survey:

In February / March 2002 Shelter WA conducted in-depth surveys of all members of the Rental Sector Standing Committee as part of the HAC Review process. The strengths and weaknesses of the HAC structure that were identified in the survey generally reflected those identified by the Review in general. In addition, RSSC members perceived negatively the large amount of meeting time spent on issues related

to the DHW, the long amount of time between identification of an issue and eventual action, and the lack of attention in HAC on people with low incomes.

Youth Housing Survey:

To inform the youth homeless forum Shelter WA designed and conducted a questionnaire survey to try to clarify consumer views on housing issues. Two small surveys were distributed; one for youth agencies and the other for young people themselves.

The survey highlighted some differences in opinion between the agencies and the young people themselves. Most importantly, while 85% of agencies saw a lack of housing as a major issue, only 23% of young people did. More in depth analysis showed that the cause of the discrepancy was that young people did not perceive there to be a lack of housing per se, but that they simply could not afford to rent available accommodation. Both the agency respondents and the young people themselves identified lack of income as a major barrier to housing young people.

The results of the Youth Housing Survey are included in the report on Shelter WA's Youth Housing Forum, *Youth Housing and Social Exclusion in WA* and can be downloaded from www.shelterwa.org.au (papers & reports).

Homelessness Survey:

In response to the recent initiatives on homelessness and the lack of primary data, Shelter WA established a research project aiming to provide some insights into any changes in the composition and level of homelessness. The project took the form of a series of four surveys, the first of which was conducted in June 2001.

This first survey identified overrepresentation of Indigenous people, young people and children among the homeless population. It also revealed that 73% of households came within the bottom 30% of incomes.

Agency Report (continued)

The second survey, conducted in March 2002, largely confirmed the findings of the first survey. 40% of homeless people in this survey were children and 52% of households were Indigenous people.

On a structural level, the survey found that the proportion of household income required to access median priced rental housing in Perth for homeless households was between 44% and 54%, and that only 1 in 10 homeless households utilise bond assistance loans to access private rental housing.

The progress report concludes that: "Significant action is required to address the widespread and persistent problem of homelessness... While many households will benefit from access to support services, it is clear that significant capital investment in the expansion of social housing will be the most effective way to ensure access to appropriate and affordable housing."

A progress report on Shelter WA's homelessness research project, *A Profile of Households Experiencing Homelessness in WA*, can be downloaded from www.shelterwa.org.au (papers & reports). The final two surveys in the project are scheduled for September 2002 and February 2003.

4/5. Information

During 2001/02 Shelter WA produced four Newsletters, three Information Sheets and various papers, submissions and reports as listed below.

June 2002

- Shelter WA Occasional Paper 2002-1: *The Future of the CSHA*
- Final Report: Midland Housing Forums
- Report: Homelessness Survey, March 2002
- Youth Housing and Social Exclusion in WA, including the Final Report on the Shelter WA / YACWA Youth Housing Forum, 11 April 2002 and the Report on the Shelter WA Youth Housing Survey,

February 2002

- Shelter WA Newsletter, June 2001: The Future of the CSHA
- Shelter WA Information Sheet #17: Information and Advice for Tenants

April 2002

- A Balanced Act: Shelter WA's Submission to the Statutory Review of the WA Residential Tenancies Act 1987
- Final Report: Homeswest's Debt Policy Review
- Discussion Paper: Shelter WA / YACWA Youth Housing Forum, 11 April 2002
- Report: Shelter WA / TAS RTA Forum, 5 April 2002
- Shelter WA Newsletter, April 2001: Review of the Residential Tenancies Act

March 2002

- Report: Housing Issues Identified by Participants at the Midland Region Community Consultation, 28 November 2001

December 2001

- The State of Housing in the West Kimberley: Final Report on Shelter WA West Kimberley Housing Forums
- Report on Shelter WA / WACOSS / CHCWA Forum on Homelessness (12 December 2001)
- Shelter WA Information Sheet #16: Homeswest Policies: Rent to Income and Rental References
- Shelter WA Newsletter, December 2001: Community Housing

November 2001

- Shelter WA Occasional Paper 2001-2: Increasing Affordable Rental Housing Stock in WA

October 2001

- Final Report: Shelter WA Forums on CSHA Renegotiations
- Notes to Shelter WA Homelessness Forum (19 September 2001)
- Shelter WA Information Sheet #15: The Commonwealth State Housing Agreement

Agency Report (continued)

- Shelter WA Annual Report 2000/2001

July 2001

- Government Housing Services Provision in WA: An Overview

Finally, 2001/02 saw a watershed in the way this information was distributed. While in previous years Shelter WA distributed its publications mainly via traditional methods, this year email and the Internet have become Shelter WA's principal way of distributing information.

In order to stimulate public awareness of housing issues in general and Shelter WA in particular, Shelter WA launched its *Housing Policy and Research Email Update List* (SWA Update) in mid August 2001. 19 editions of SWA Update were distributed to 158 subscribers during the year. SWA Update has covered issues such as Homeswest policy changes, announcements of events, and news on Shelter WA's publications. People can subscribe to the list from www.shelterwa.org.au, and feedback received has been overwhelmingly positive.

Partly as a result of the success of SWA Update, traffic on Shelter WA's website has grown exponentially. The site averaged 63.6 hits per day during the financial year (excluding pictures and other non-information files) – up from 19.9 for 2000/01. Importantly, people don't just 'surf' through but access information, as evidenced by the fact that 10,022 papers and reports were downloaded from the website during the year. By comparison, Shelter WA estimates that it distributed some 3,500 hard copies of these publications, including 3,100 Newsletters and Information Sheets.

WORK FOR THE PAST YEAR: NATIONAL SHELTER

Shelter WA is a member of the Council of National Shelter, the organisation that provides a national voice for low income housing consumers. During 2001/02, Shelter WA also joined the National Shelter Executive as its Honorary Treasurer. Finally, Shelter WA produced a National Shelter Broadsheet and

maintains the National Shelter email list.

With home ownership and private rental increasingly less affordable, public housing stock falling in all States and Territories, and the Commonwealth State Housing Agreement under threat, ensuring that the voice of low income housing consumers is heard on a national level is vital. However, for the last six years, National Shelter has operated without core funding.

During this time, National Shelter continued to produce its journal, broadsheet and various documents, as well as continuing its lobbying, policy work and regular meetings. In essence, National Shelter's policy was to continue at levels of activity that the organisation knew to be unsustainable in expectation of funding being restored "after the next election".

Unfortunately, funding has so far not been restored and in the current political climate this is unlikely to occur in the near future. In order to secure the organisation's future, the March National Shelter Council Meeting made a decision to balance the budget. Specifically, it was decided to reduce expenditure to a minimum by limiting National Shelter's activities as follows:

- Two broadsheets per year: these will be cost neutral to National Shelter as State Shelters have undertaken to rotate editing work and will print and distribute the broadsheets as part of their existing newsletters.
- Journals: these will only be produced when appropriate and sufficient sponsorship money can be obtained.
- Two National Council Meetings, four phone hookups, lobbying and policy work: this will be funded from membership fees.

WORK FOR THE PAST YEAR: OTHER WORK

In addition to the work listed above, Shelter WA continues to represent housing consumers in many different ways. This includes attending different forums, writing letters and submissions on policy issues, and consultations

Agency Report (continued)

with individuals and organisations. While it is not possible to produce a full report on all activities undertaken, some of these activities are listed on the following page.

City of Subiaco Social Housing Development Strategy:

The popular image of housing in Subiaco, is one of high income households living in high value homes they either own or are purchasing. The less publicised profile is that 50% of all dwellings within Subiaco are rentals and four out of five of these are private rental.

The City of Subiaco recently undertook a housing needs study, which found:

- 10% of rental households are experience 'housing stress'
- there is a major shortage of one bedroom units suitable for single people
- the development of higher density housing, in particular around the train stations within Subiaco is a priority; and
- the development of partnerships between the City, the Department of Housing and Works and housing providers is essential.

Shelter WA has actively participated on the City of Subiaco's Social Housing Advisory Committee. The CSSH was established to help guide the City's efforts toward addressing identified housing needs. The terms of reference of the CSSH are to consider and advise on:

- outstanding needs for social housing within the City of Subiaco;
- appropriate options for meeting those needs; and
- appropriate means for consulting with social housing stakeholders.

The City has also adopted a social housing policy and some of the strategies include:

- Use of discretionary powers under the town planning process, density coding – proposals involving scheme amendments, density bonuses and ancillary accommodation.

- Developments on Subiaco Redevelopment Authority owned land.
 - Joint ventures on City of Subiaco land held for 'investment' purposes.
 - Joint ventures on City of Subiaco land held for 'car parking and city services' purposes.
 - Joint ventures on City of Subiaco land held for 'social' purposes.
 - Joint ventures on land/property purchased for a specific community housing project.
- The City is currently working on at least six separate social housing developments.

(Footnotes)

¹ Ann Harding and Agnieszka Szukalska, *Financial Disadvantage in Australia – 1999*, The Smith Family, 2000, p.17

² REIWA, *Market Update*, June 2002

³ Bankchoice, *Ratewatch*, <http://www.infochoice.com.au> (accessed 16 August 2002)

⁴ REIWA, *Market Update*, March 1999 – June 2002

⁵ Karel Eringa, *Increasing Affordable Rental Housing Stock in WA*, Shelter WA Occasional Paper 2001-2, November 2001; figures from M.Wulff, J.Yates & T.Burke, *Low Rent Housing in Australia 1986 to 1996*, 2001, pp.25 and 29.

⁶ Productivity Commission, *Report on Government Services 2002*, Canberra, 2002, Table 16A.42

⁷ Department of Housing and Works, *Annual Report*, 1999-2000 and 2000-2001

⁸ Unpublished data from the DHW.

⁹ Department of Housing and Works, *Annual Report*, 1999-2000 and 2000-2001

¹⁰ Karel Eringa, *Increasing Affordable Rental Housing Stock in WA*, Shelter WA Occasional Paper 2001-2, November 2001.

Financial Reports

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17 July 2002

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Re Audit 2001/2002

Dear Glynis,

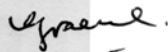
Your administration is to be congratulated, well done.

Attached are my Audit reports and Financial Reports.

The only thing you need to do is bring to account Depreciation for the year of \$2922. Which will result in Furniture & Equipment being \$11484.

If you have any queries please let me know.

Regards



Graeme N Cope

SHELTER WA (INC)

SPECIAL PURPOSE FINANCIAL REPORTS

FOR THE PERIOD ENDED 30/6/2002

INDEPENDENT AUDITOR REPORT

TO THE MEMBERS OF

SHELTER WA (INC)

Scope

I have audited the attached Statements of Financial Position & Performance for the period ended 30/6/2002 being special purpose financial reports. The organisation's management is responsible for the preparation of the accounts and have determined that the accounting policies used and described in Note 1 to the financial statements which form part of the financial reports are appropriate to meet the requirements of the Corporation Law and are appropriate to meet the needs of the members and the funding body. I have performed an independent audit of these accounts in order to express an opinion on them to members of the entity. No opinion is expressed as to whether the accounting policies used are appropriate to the needs of the members or any funding body.

The financial report has been prepared for distribution to members and the funding body for the purpose of fulfilling management's financial reporting requirements under Corporation Law. I disclaim any assumption of responsibility for any reliance on this audit report or on the financial report to which it relates to any person other than the members and the funding body, 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, evidence supporting the amounts and other disclosures in the financial report and the evaluation of significant accounting estimates. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly in accordance with the accounting policies described in Note 1, so as to present a view which is consistent with my understanding of the organisations financial position, and performance as presented by the results of its operations and its cash flows.

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

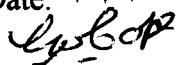
Audit Opinion

In my opinion the financial report of the organisation is accordance with:

(a) The Corporation Law, including:

- (i) giving a true and fair view of the organisations financial position as at 30/6/2002 and of its performance for the year ended on that date in accordance with the accounting policies described in the note: and
- (ii) Complying with Accounting Standards to the extent described in Note 1 and the Corporations Regulations.

(b) Other mandatory professional reporting requirements to the extent described in Note 1.

Date: 17/7/02


Graeme N Cope CPA
6 York Street
SOUTH PERTH WA 6151
Phone & Fax (08) 9367 5061

Financial Reports (continued)

SHELTER WA (INC)

STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2002

ASSETS	2002	2001
	\$	\$
CURRENT ASSETS		
Cash Management Account	17,730	39,571
General Cheque Account	1,612	2,566
Cash on Hand	200	200
Membership - Bank West	3,682	3,682
Sundry Debtors	1	1
	<hr/>	<hr/>
	23,224	46,020
NON CURRENT ASSETS		
Furniture & Equipment	26,570	13,549
Less Accumulated Depreciation	(15,086)	(12,164)
	<hr/>	<hr/>
	11,484	1,385
TOTAL ASSETS	<hr/>	<hr/>
	34,708	47,405
CURRENT LIABILITIES		
Community Participation Project		6,000
GST Liability	2,836	2,888
Information Systems Project		3,000
Keystart Research Project	3,000	3,000
Library Systems Devel & Acquisitions	10,000	10,000
PAYG Deductions Payable	7,134	5,978
Provision for Leave	5,199	3,726
Provision for Redundancy	8,285	5,525
Provision for Training		1,200
Sundry Creditors		1,665
	<hr/>	<hr/>
TOTAL CURRENT LIABILITIES	37,654	41,782
NET ASSETS	<hr/>	<hr/>
	(\$2,946)	\$5,623
	=====	=====
ACCUMULATED FUNDS		
Balance at Beginning of Year	5,623	5,135
Add Surplus/(Deficit)	(8,569)	488
	<hr/>	<hr/>
	(\$2,946)	\$5,623
	=====	=====

SHELTER WA (INC)
STATEMENT OF FINANCIAL PERFORMANCE
FOR THE YEAR ENDED 30 JUNE 2002

	2002 \$	2001 \$
INCOME		
Bank Interest	990	1,902
Donations	504	
Grants		
CHCWA	912	
Curtin University		549
Lotteries Commission	13,988	96,737
Ministry of Housing	130,933	30,878
Membership Fees	1,450	945
Reimbursements		
Administration	423	3,093
Office	47	
Other	192	159
Other Income	9,408	
Workshop		80
Writeback of Provisions		15,875
	<hr/>	<hr/>
TOTAL INCOME	158,847	150,218
EXPENSES		
Admin Support		(923)
Advertising	61	3,322
Audit - Legal	740	600
Bank Fees	554	535
Conference	1,858	499
Consultants		4,583
Courier	91	285
Depreciation	2,922	452
Equipment	855	493
Insurance	2,378	2,207
Lab Support		559
Memberships	120	18
Other Operating Expenses	65	192
Photocopying	1,556	2,730

Financial Reports (continued)

SHELTER WA (INC)

STATEMENT OF FINANCIAL PERFORMANCE

FOR THE YEAR ENDED 30 JUNE 2002

	2002	2001
	\$	\$
Postage	3,677	3,254
Pre Print Stock & Brochure		1,020
Printing	1,601	2,912
Provision for Unpaid Office Expenses		1,665
Publications	369	408
Rent	4,590	4,600
Staff Training & Development	999	821
Stationery	1,226	963
Sundries	585	767
Telephone/Email	3,135	2,793
Training		1,200
Travel		
Council	1,299	2,272
Office	325	135
Other		181
Projects	154	2,940
Wages		
Office	120,794	92,591
Provision for Leave	1,473	6,476
Provision for Redundancy	3,878	(2,873)
Superannuation	9,332	7,205
Taxation		7,627
TOTAL EXPENSES	167,416	149,730
SURPLUS	(\$8,569)	\$488

SHELTER WA (INC)

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2002

1. Statement of Significant Accounting Policies

These financial statements are not general purpose financial reports. They are “special purpose financial reports” prepared for the members and the funding bodies to enable compliance with their conditions.

The Accrual method of accounting has been used in accordance with the matching concept. The Historical Cost Convention has been used.

Going Concern – The accounts of the organisation have been prepared on the going concern basis. This is dependent upon it being able to attract continuing funding support from the Government and supporting bodies.

Financial Reports (continued)

SHELTER WA (INC)

HOMESWEST

SPECIAL PURPOSE FINANCIAL REPORTS


FOR THE PERIOD ENDED 30/6/2002

AUDITORS CERTIFICATION STATEMENT

AUDIT REPORT TO HOMESWEST

I have audited the attachment Statement of Financial Performance for the period from 1/7/2001 to 30/6/2002 for **SHELTER WA (INC)** in accordance with Australian Auditing Standards.

In my opinion, the attached statements present fairly the manner in which the were expended. This allows for the necessary allocation of some expenses by Management.

Signature: 

Full Name: Graeme Neville Cope

Qualifications: B Bus(Accounting), Dip Bus Studies, CPA

Occupation: Accountant, Commission Agent

Employer: Self Employed

Date: 17/7/02

Financial Reports (continued)

SHELTER WA (INC)

HOMESWEST

STATEMENT OF FINANCIAL PERFORMANCE

FOR THE YEAR ENDED 30 JUNE 2002

	2002	2001
	\$	\$
INCOME		
Grants		
Ministry of Housing	130,933	127,614
Reimbursements		
Administration		443
Other		60
	<hr/>	<hr/>
TOTAL INCOME	130,933	128,117
EXPENSES		
Admin Support		67
Advertising		3,322
Audit - Legal	740	600
Bank Fees	552	70
Conference	398	319
Courier	91	285
Depreciation		452
Equipment		493
Insurance	2,287	2,207
Lab Support		359
Memberships	100	18
Other Operating Expenses		192
Photocopying	1,150	2,730
Postage	1,661	3,254
Pre Print Stock & Brochure		1,020
Printing	2,065	2,912
Provision for Unpaid Office Expenses		1,665
Publications	257	408
Rent	4,590	4,600
Staff Training & Development		821
Stationery	1,044	963
Sundries	139	463
Telephone/Email	2,867	2,533

SHELTER WA (INC)
HOMESWEST
STATEMENT OF FINANCIAL PERFORMANCE
FOR THE YEAR ENDED 30 JUNE 2002

	2002 \$	2001 \$
Travel		
Council		2,272
Office	111	127
Other		181
Projects		863
Wages		
Office	116,387	91,325
Provision for Leave		5,949
Provision for LSL		
Provision for Redundancy		
Superannuation	8,752	7,104
Taxation		7,627
TOTAL EXPENSES	<u>144,570</u>	<u>143,822</u>
SURPLUS/(DEFICIT)	<u>(\$13,637)</u> =====	<u>(\$15,705)</u> =====

Shelter WA Publications

Shelter WA Reports 2001/02

June 2002

- *Shelter WA Occasional Paper 2002-1: The Future of the CSHA*
- *Final Report: Midland Housing Forums*
- *Report: Homelessness Survey, March 2002*
- *Youth Housing and Social Exclusion in WA*, including the Final Report on the Shelter WA / YACWA Youth Housing Forum, 11 April 2002 and the Report on the Shelter WA Youth Housing Survey, February 2002
- *Shelter WA Newsletter, June 2001: The Future of the CSHA*
- *Shelter WA Information Sheet #17: Information and Advice for Tenants*

April 2002

- *A Balanced Act: Shelter WA's Submission to the Statutory Review of the WA Residential Tenancies Act 1987*
- *Final Report: Homeswest's Debt Policy Review*
- *Discussion Paper: Shelter WA / YACWA Youth Housing Forum, 11 April 2002*
- *Report: Shelter WA / TAS RTA Forum, 5 April 2002*
- *Shelter WA Newsletter, April 2001: Review of the Residential Tenancies Act*

March 2002

- *Report: Housing Issues Identified by Participants at the Midland Region Community Consultation, 28 November 2001*

December 2001

- *The State of Housing in the West Kimberley: Final Report on Shelter WA West Kimberley Housing Forums*
- *Report on Shelter WA / WACOSS / CHCWA Forum on Homelessness (12 December 2001)*
- *Shelter WA Information Sheet #16: Homeswest Policies: Rent to Income and Rental References*
- *Shelter WA Newsletter, December 2001: Community Housing*

November 2001

- *Shelter WA Occasional Paper 2001-2: Increasing Affordable Rental Housing Stock in WA*

October 2001

- *Final Report: Shelter WA Forums on CSHA Renegotiations*
- *Notes to Shelter WA Homelessness Forum (19 September 2001)*
- *Shelter WA Information Sheet #15: The Commonwealth State Housing Agreement*
- Shelter WA Annual Report 2000/2001

July 2001

- *Government Housing Services Provision in WA: An Overview*

Management Committee

Office Bearers

Chairperson

Bronwyn Kitching (to October 2001)
Anglicare

John Ballard (from October 2001)
Curtin Indigenous Research Centre

Vice Chairperson

Ian Main
Individual

Secretary

vacant

Treasurer

vacant

Staff Representative

Tim Davis (to May 2002)
Paul Pendergast (from June 2002)

Members

Anna Paris (to April 2002)
Fremantle Community Youth Service

Arina Aiona (from September 2001)
Women's Refuge Group

Cathcart Weatherly (to July 2001)
Community Housing Coalition of WA

Heath Flanagan (from June 2002)
People With Disabilities

Isabella Makinda (to July 2001)
African Community WA

Jeannine Purdy (to November 2001)
Joanne Walsh (from Dec. 2001 to April 2002)
Irma Lachmund (from May 2002)
Tenants Advice Service

Kathleen Gregory (from October 2001)
Eastern Metropolitan Community Housing Association

Leanne Barron (to October 2001)
Individual

Susan Scheer (from July 2002)
Individual

Staff

Glynis Menezes

Administration and Finance Officer

Karel Eringa

Development Manager

Paul Pendergast

Policy Manager

Tim Davis (to June 2002)

Project Officer