



**ANNUAL REPORT**

**2010 – 2011**



Shelter WA is an independent, not-for-profit, community based peak housing body. Shelter WA has operated in Western Australia since 1979.

**Our vision is accessible, affordable, appropriate and secure housing for all Western Australians, focusing particularly on those with low incomes or who are otherwise disadvantaged in accessing housing. This includes people who are homeless or who are at risk of homelessness**

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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# SHELTER WA OBJECTIVES

The objectives of Shelter WA are to:

- Promote appropriate, accessible, affordable and secure housing for all West Australians, particularly focusing on low income and disadvantaged West Australians;
- Undertake or sponsor research and provide education directed towards affordable housing related issues, the elimination of homelessness and housing related poverty;
- Participate in the development of national, state and local Government housing policies to promote an increase in the supply of secure, appropriate and affordable housing, including an expanded and improved affordable housing sector which is accessible to all, especially those who are disadvantaged;
- Promote the involvement of consumers facing housing difficulties in the formulation of national, state and local Government housing policies and develop networks to facilitate this process;
- Support and promote initiatives which increase the capacity of individuals and groups to attain secure, appropriate and affordable housing of their choice, including providing a referral service free of charge;
- Provide education to housing workers and consumers and the general public on housing and housing related issues, and in particular the publication, promotion and circulation of reports, periodicals and other documents for the furtherance of these objects;
- Explore opportunities to strengthen Shelter WA's response to the need for a greater supply of affordable housing for low income and otherwise disadvantaged consumers; and
- Engage key stakeholders, relevant departments and work with other community organisations to further these objectives and influence housing policy decision makers.

# CHAIRPERSON'S REPORT

Shelter WA has had an excellent year and continued to work tirelessly in 2010-2011 to promote affordable housing options for those most vulnerable in our community. Its policy submissions, research and public forums have enhanced public information and awareness about affordable housing and homelessness in WA. Shelter WA works closely with other community organisations to contribute to the development of the affordable housing sector and inform policy debates. We look forward to continuing this work across the sector in the coming year.

The 2010/11 year saw a great deal of national and international turmoil, with natural disasters, global credit crunch and political upheaval causing a great deal of uncertainty and suffering. The impact on housing was a fall in the value of residential real estate, a reduction in the number of private housing starts and the associated decrease in the supply of new housing. With annual housing demand constantly outstripping housing supply, especially in the affordable sector of the market, housing stress is continuing to rise.

The state government and federal government, championed by the Department of Housing have been instrumental in providing an increased supply of affordable housing into the market in the last three years. The challenge for the respective governments is to maintain that momentum in a difficult economic environment and with very slow global growth.

The state of Western Australia is extremely well placed from an international and national perspective due to its expanding economy. The state and the department of housing are enabling an improving continuum of housing affordability for Western Australians. Shelter WA is providing support to promote that housing affordability and that all Western Australians have secure housing.

Throughout the year, Shelter WA continued to work with National Shelter on a variety of projects. Vice Chair Tammy Solonec had the opportunity to attend the National Shelter Indigenous Housing Roundtable held in July 2011. This was followed by a second meeting of the Indigenous Housing Roundtable in May 2011 where it was agreed that National Shelter would seek funding to support facilitating regular meetings. Shelter WA continues to work with National Shelter to develop this and other projects.

Thank you to the members of Shelter WA, who are crucial to the success of the organisation. Bronwyn Kitching resigned from the Executive Officer role in August 2011 and we would like to acknowledge her contribution and wish her well in her future endeavours. This year has seen our most stable and best ever staff contingent at Shelter WA with Dr Shae Garwood, Stephanie Bachman and Corinne Mercer providing outstanding commitment and tireless effort to ensure Shelter WA is running at optimum performance. We are currently interviewing some inspiring individuals for the Executive Officer position to lead Shelter WA into a bright future. Our team aim to ensure that the voice of our low income, homeless and otherwise disadvantage people in Perth are heard at all levels of Government and other groups associated with finding affordable housing options.

Shelter WA is promoting, researching, educating, and engaging with all levels of government and housing consumers to increase the supply of affordable housing. We are in the process of re-engineering the constitution, policies and procedures, strategic direction, management and performance of Shelter WA to constantly improve and update our service delivery for the people of Western Australia.

I would like to sincerely acknowledge and thank the ongoing support of the Department of Housing. The Department has consistently supported Shelter WA's work to promote affordable housing in the state. We are particularly keen to work with the Department to support the implementation of the State Affordable Housing Strategy.

The former and present management committee has been truly brilliant and with the numerous sub-committee's have produced excellent results with constitutional, organisational and strategic direction. My sincere and heartfelt thanks to Tammy Solonec (Vice-Chair), David McKinley (Treasurer), Cindy Dunham (acting Vice Chair), Dr Antoinette Morris, Bev Carstairs and Juanita Baron. We also acknowledge the superb efforts of long serving committee members who I would warmly like to thank John Perrett (treasurer), Liz Kerry, Kerry Morgan, and Paul Harrison, and also thank committee members Nghia Luong, Jim Petrie and Jenny Begent.

Kind Regards

**Richard Sheridan**

Chairperson

# AGENCY REPORT

The financial year July 2010 through June 2011 was another very full year for Shelter WA. Shelter's contribution to housing policy review, development and evaluation saw us participating in many committees, networks and government consultations. We maintained our regular communications to members and subscribers, delivering monthly email updates, quarterly newsletters and conducting a number of information and consultation workshops, forums and conference presentations.

The 2010/11 financial year saw ongoing implementation of Commonwealth and State funding and program initiatives introduced in 2008 with the National Affordable Housing Agreement and the complementary National Partnership Agreements on Social Housing and Homelessness, together delivering the largest boost to affordable housing construction and housing support service provision WA has seen in several decades. New and expanded homeless services were operational from July 2010. Shelter WA welcomes this renewed focus on the multifaceted dynamics of homelessness and the barriers faced by people who are homeless or at risk of becoming homeless.

Three key aspects in the Western Australian housing system were progressed over the past year. First, the Minister for Housing achieved cabinet endorsement for a State Affordable Housing Strategy, *Opening Doors*, which was launched in May 2011. Shelter WA welcomes the strategy as a bold step towards broadening the scope of the Department of Housing beyond the provision of housing to supporting the growth and development of affordable housing, public private partnerships, and recognizing that a diversity of policy responses are needed to meet the diverse needs of low and moderate income West

Australians. Shelter WA looks forward to working closely with the Department of Housing to implement the aims set out in the Affordable Housing Strategy. Second, *Directions 2031* sought public input to review West Australian planning laws in order to facilitate a more diverse residential built form that encourages well-located urban in-fill construction, increase in residential density and the construction of smaller, more affordable dwellings.

The third key aspect was the introduction to Parliament of proposed amendments to the 1987 WA Residential Tenancies Act (RTA). The community sector has been urging the government to review the RTA for over 20 years. A consortium of community sector agencies, along with Shelter WA, are encouraging state politicians to reconsider some of the amendments which would allow the eviction of tenants deemed to be engaged in disruptive behavior. This is particularly troubling for people with mental illnesses, who may be disproportionately affected by such policies, and who are at risk of becoming homeless if evicted.

Shelter WA continued its systemic advocacy, research and policy submissions throughout the year. In March, we published the State of Affordable Housing report. The report provides a comprehensive look at affordable housing and homelessness in WA. In addition to being a useful tool for those in the affordable housing sector, it has been accessed by policy makers, journalists and the private sector. Earlier in the year, we held forums on the planning and economics of affordable housing, including one forum aimed at local councils. This forum provided Shelter WA an opportunity to dialogue with local councilors about the challenges they face in their communities and

the ways in which local councils can promote more affordable living for those most in need.

We continued to expand and develop Shelter's Community Engagement Strategy. The strategy aims to improve our links with the community and in particular housing consumers. As part of that strategy, we held two forums on Renting in WA which provided us with the opportunity to meet with a wide cross section of renters in WA to hear their stories. Also as part of our Community Engagement Strategy, we reached out to consumers to hear about which housing issues were most important to them. On one visit, we were welcomed warmly at the Lorikeet Centre. We met with its members who are affected by mental illness. They spoke openly with us and we really appreciated their honesty especially sharing their experiences of homelessness with us. Staff have enjoyed working towards a greater involvement with the sector and housing consumers and look forward to visiting more agencies, members and the community in the next year.

As part of our peak role Shelter has continued to engage with local community organisations to promote affordable housing and to highlight the issues impacting housing consumers. This includes coordinating the Boarders and Lodgers Working Group with Tenants Advice Service WA (TAS) and convening the NGO Housing Alliance with the Community Housing Coalition of WA and TAS earlier in the year.

In addition to the activities and committees highlighted throughout the body of this document, Shelter WA contributed to State and National consultations and policy considerations, presented papers to conferences, and continued to respond to members of the community seeking assistance and information regarding their housing needs.

We sincerely thank the Shelter WA members and the Management Committee for their engagement and dedication over 2010/11.

Finally, we must gratefully acknowledge the Department of Housing WA for its unbroken support to Shelter WA since 1979.

***Shelter WA staff***

*Corinne Mercer, Shae Garwood, Stephanie Bachman*



# ACTIVITY REPORT

Shelter WA receives its core funding from the WA Department of Housing. Our service agreement with the Department of Housing 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.
- Convene community consultation on housing issues.

The 2010/11 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.
3. Produce and distribute information to the community sector through regular newsletters, email updates and a website.

## RESEARCH AND PUBLICATIONS

### SUBMISSIONS

- Submission to the WA Mental Health Commission Consultation for WA Mental Health Policy and Strategic Plan 2010 – 2020. September 2010
- Submission to West Australian Planning Commission Directions 2031 and Beyond – Perth and Peel Metropolitan Sub-Regional Planning Consultation. December 2010

- Submission to the WA Legislative Assembly Community Development and Justice Parliamentary Standing Committee Inquiry into the Adequacy and Future Directions of Social Housing in WA. January 2011
- Submission to Parliament of WA: Concerns with proposed Amendments to the WA Residential Tenancy Act 1987. May 2011
- Submission to FAHCSIA: Not-for-profit community housing regulation and growth discussion paper
- Shelter WA and the Aboriginal Legal Service of Western Australia (ALSWA) jointly responded to the Indigenous Home Ownership Issues Paper prepared and distributed by the Commonwealth Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA). In compiling the submission we drew from the National Shelter Aboriginal housing forum and resulting Policy Platform; United Nations human rights reports and other data; and reported the findings of the Shelter WA Indigenous Home Ownership survey. December 2010.
- WA Peaks Forum Response to National NFP Regulator Scoping Study. January 2011
- Workshop with ABS to respond to the Methodological Review of Counting the Homeless – convened by Homelessness Australia. June 2011
- Presentation to the Outer Suburban/Interface Services and Development Committee, Parliament of Victoria – May 2011

## REPORTS AND ARTICLES

- Shelter WA's 2011 report on the State of Affordable Housing describes the extent of the housing crisis in WA and the impact that the crisis is having on our society. It also explains what is being done to address the housing crisis and what remains to be done.
- Shelter WA published an article in the May 2011 issue of *Housing Works and Parity* on housing stress and homelessness. The article highlights the social impact of the high cost of housing. The article appears below:

### **Social impact of the high cost of housing**

**By Shae Garwood, Shelter WA**

***Parity and Housing Works, May 2011***

There are many pathways into homeless. Johnson et al (2008) classify five typical pathways including domestic violence, mental health, substance use, people who have experienced homelessness before turning 18 years old, and housing crisis. The housing crisis pathway is often the end result of a critical incident occurring, such as a sudden severe illness, loss of a job, relationship breakdown or divorce, or an unexpected event such as a flood or fire, overlaid on an existing financially precarious situation. As housing prices increase across Australia, or at least remain at unsustainably high levels, we are bound to see an increase in the number of people who become homeless through the housing crisis pathway.

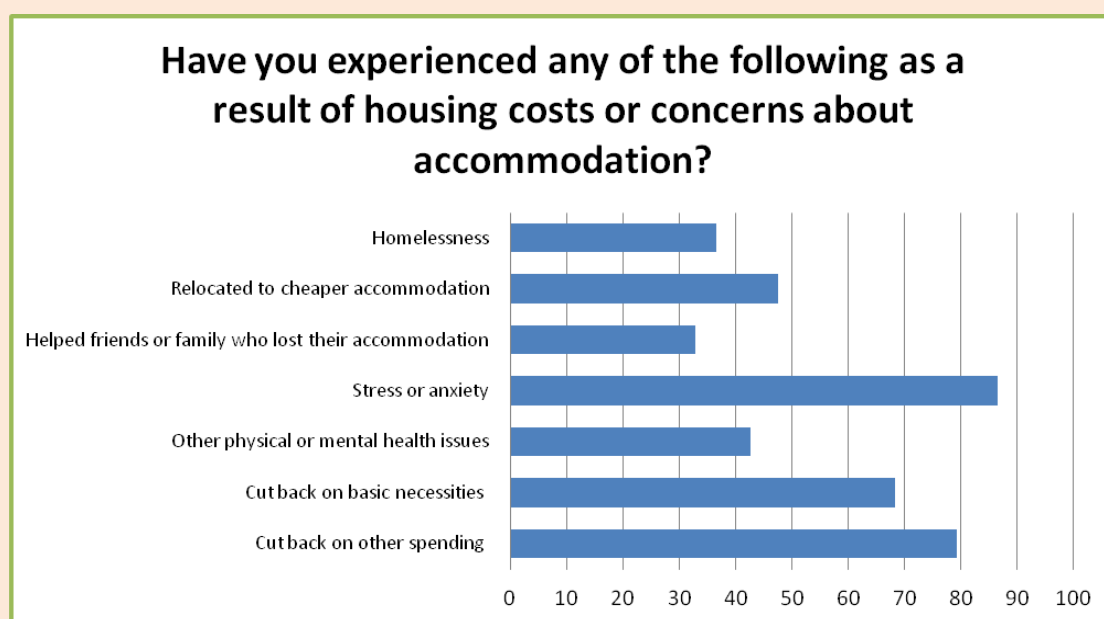
Housing stress is often defined as households paying more than 30% of their income on housing or accommodation costs. Measuring housing stress is a useful tool to gauge the number of households living one event away from becoming

homeless. All it takes is one event such as an illness, loss of a job, family breakdown, or divorce, on top of other financial problems to send a family who is housed and living under housing stress into homelessness. Johnson et al (2008) note that people entering homelessness due to housing crisis often experience a series of ongoing financial problems which have a compounding effect. This is particularly so for low income households unable to accrue any savings due to high housing costs.

Shelter WA is in the process of conducting a survey to learn more about peoples' concerns about housing, how housing affects their wellbeing, and their thoughts on the role of government in promoting housing affordability. Of the 97 respondents so far, over 25% were homeless, live in temporary accommodation, were staying with friends or family, or were in need of accommodation. Forty percent (40%) rent from a private landlord or real estate agent, 13% live in public housing, 3% in community housing, and 18% were home owners.

When asked what they were most concerned about, 77% identified the high cost of housing in WA, 71% cited a shortage of rental properties, and 69% said they were concerned about long waiting lists for public housing and community housing. Other comments included lack of diversity in housing types (30%), shortage of affordable homes for purchase (52%), discrimination in accessing housing (37%) and inadequate rental assistance for households on Centrelink benefits (45%). One person asked, "Why isn't there more small, accessible, cheaper places for single people to buy?"

Many respondents cited adverse effects to their health and well-being as a result of high housing costs. Eighty-seven percent (87%) said that they had experienced stress or anxiety and 43% cited other physical or mental health issues. Thirty-seven percent (37%) of respondents experienced homelessness as a result of high housing costs. Forty-eight (48%) had to relocate to cheaper accommodation or share housing. Sixty-eight percent (68%) of respondents had to cut back on basic necessities including food, clothing, education or healthcare. The graph below shows the distribution of survey participants' responses.



The survey also aimed to gauge people's support for government policies and programs that could promote affordable housing. Seventy-four percent (74%) of respondents support building more public housing, 64% support requiring new developments to include at least 15% affordable dwellings, 67% support restricting rent increases, and 62% want more tenancy support to help people stay in their homes. Other people suggested more rent to own schemes and using money from a mining tax to assist people less fortunate to have a place to live.

The respondents' comments below convey the depth of their concerns about housing stress and the risk of becoming homeless.

*"I will worry about my housing for the rest of my life - I rent and therefore have no security."*

*"Currently, I am living in a dangerous situation without options or choices...I am scared constantly...what can I do?"*

*"I go without food and also my daughter is hungry most of the time... I make sure I give her what I can but I feel bad."*

*"I am getting older and with my current medical conditions, I simply worry about the future."*

These respondents have experienced different housing pathways. What they share in common is financial housing stress, which has contributed to emotional stress and fear for their future well-being. For some of them, this stress has contributed to homelessness. For others, they remain housed, but live precariously close to the line between being housed and becoming homeless.

The survey did not aim to measure the impact of housing stress in relation to other factors causing homelessness. Nevertheless, the preliminary results provide an indicator of how people feel about their housing and how high housing costs are influencing other aspects of their lives. The findings are troubling, as high housing costs in WA have contributed to people cutting back on food and other necessities, experiencing stress and anxiety, and for some, becoming homeless or helping friends and family who have become homeless. While addressing the high cost of housing will not eliminate homelessness, it will help keep people in their homes and limit the effect of housing stress as an underlying precursor to the housing crisis pathway into homelessness.

Reference: Johnson, G., Gronda, H. and Coutts, S. (2008) *On the Outside: Pathways in and out of Homelessness*, Australian Scholarly Publishing, Melbourne.

- Shelter WA contributed to other submissions developed by National Shelter including *Our Cities* and reports including *Marginal Tenures: a policy paper on boarding houses, caravan parks and other marginal housing tenures*.
- Shelter WA contributed to National Shelter's report *Issues from the Henry Report on Australia's Future Tax System for Housing Policy*. December 2010
- Shelter WA participated in the Aboriginal and Torres Strait Islander Housing Roundtables. National Shelter produced a report from the second Aboriginal and Torres Strait Islander Roundtable. May 2011

## National Shelter



National Shelter members and Indigenous Housing Stakeholders Brisbane July 2010

National Shelter brought together stakeholders from across the country to explore non-remote Aboriginal housing issues. A Roundtable workshop was held in July 2010 and a second in May 2011.



National Shelter Indigenous Housing Roundtable II Brisbane May 2011

Pictured (l - r) Adrian Pisarski, Bronwyn Kitching, Jon Eastgate, Nicole Lawder, Eddy Bourke, Shane Hamilton

National Shelter continued working with the Summit Group, ACOSS, the Community Housing Federation of Australia, and the National Association of Tenant Organisations. National Shelter completed four work projects funded by FaHCSIA – and began to progress COHA - 'Community Organisations Housing Alliance', bringing together the Australian Council of Trade Unions, ACOSS, the Community Housing Federation and Homelessness Australia.

## SURVEYS

Shelter WA's enhanced research capacity has enabled us to design and implement a number of surveys over the past year. These surveys have strengthened our consumer participation and strengthened our submissions and consultation responses. We conducted three surveys this year on Indigenous homeownership, affordable housing, and renting in WA. The survey on Indigenous homeownership informed our submission on Aboriginal homeownership to FAHCSIA. Findings from the affordable housing survey were disseminated to the sector in the article in *Parity* and *Housing Works*, described above.

## FORUMS, PRESENTATIONS AND CONSUMER ENGAGEMENT

### Shelter WA hosted the following events:

#### *Renting in WA, 10 May 2011*

#### *North Metro (Mirrabooka) and 25 May 2011 South Metro (Queens Park)*

In May 2011 Shelter WA ran two forums (one each in the South and North metropolitan areas of Perth). The forums entitled *Renting in WA* were organised as a response to the large number of calls Shelter receives regarding private rentals and the issues raised by various community organisations, individuals and services.

The aim of the forums was to garner feedback from individuals and the community regarding their experiences of renting in WA. The forums were attended by 21 people from a cross-section of the community and included families (many from CALD backgrounds), individuals, a local MP, and housing service providers.

The issues raised by the attendees included:

- Lack of affordable properties for rent
- High cost of private rental housing
- Excessive rent increases
- Unfair landlords
- Long waiting lists for community and public housing
- Discrimination in accessing housing. For example, one participant said, "because I have children and I'm black...[the agent assumes that] I can't take care of their house"
- Evictions
- Homelessness



Several participants indicated that they had high levels of stress and had gone without food and other essentials to keep a roof over their heads. Shelter WA thanks all those who attended and shared their stories and experiences.



***Housing Economics and Planning: Local responses to the need for affordable housing  
20 October 2010 for local councils and 18 November 2010 for the affordable housing sector***

At these forums, we explored planning tools designed to deliver a vibrant, diverse and affordable housing market. This will be an interactive workshop, designed to draw out specific issues of interest to participants and generate ideas about responding to the housing needs of today's households, planning for the housing needs of the future and supporting local communities and businesses. Forty-nine (49) people attended the local council forum and 27 people attended the public forum.

Speakers and topics included:

- Dr. Steven Rowley, Director of the Housing and Urban Research Institute of WA  
Housing Economics: The costs and benefits of delivering affordable housing
- Dr. Shane Greive, Lecturer in Urban and Regional Planning at Curtin University  
Effective planning mechanisms to promote diversity in housing size and cost
- Julian Wright, Senior Strategic Housing Officer with the City of Perth  
Implementing local housing initiatives: Affordable housing for key workers in the City of Perth

***Affordable Housing Alliance NGO Forum, 12 October 2010***

Shelter WA hosted this forum with the Community Housing Coalition of WA and the Tenants Advice Service. It explored the communication and consultation strategies and mechanisms currently in place for NGO organisations to be informed of and contribute to housing policy evaluation and development. Thirty-two (32) NGO representatives attended the forum.

**Shelter WA staff presented at and/or participated in the following events (hosted by other organizations):**

***Sustainable Population Australia AGM, 29 August 2010***

Bronwyn Kitching addressed the Annual General Meeting of Sustainable Population Australia (WA Branch). This group has become increasingly concerned with the environmental and social impacts of Australian population growth, and migration and sought an informed presentation about the Australian housing system and housing circumstances, with a focus on sustainability.

***Boarding and Lodging Houses and Housing Indicators International Tenancy Day, 4 October 2010***

The Tenants Advice Service (WA) coordinated and hosted this half day forum at Curtin University exploring Boarding and Lodging House tenancy issues with a focus on the lack of protection in this tenure and the impact on international students. The Forum was attended by 52 participants from a wide range of government and community organisations and interested individuals and was very well received.

## **Design Build Expo Conference Panel, 3 November 2010**

Bronwyn Kitching participated in a panel for this event. The presentation addressed housing design, diversity, size and overconsumption relative to changing social demographics in aspects such as shrinking family size, the ageing population, household mobility and cultural aspirations.

## **Shelter WA attended the following events:**

7 July	Meeting with Steven Rowley Deputy Director AHURI WA Branch	28 September	ALSWA Lobbying training
8 July	Meeting with Laura Elkin - Aboriginal Consumer Participation Programme Health Consumers Council	1 October	AHURI seminar + Homelessness Research Network event
	WACOSS Housing Summit with Julian Disney	4 October	International Tenancy Day, Boarders and Lodgers Forum
21 July	Supervision Social Work Students Seminar Presentation Curtin Uni	5 October	TAS Strategic Development Day
25-27 July	Indigenous Housing Roundtable Brisbane	12 October	NGO Alliance meeting and Workshop
2-6 August	Homeless Persons Week	20 October	Housing Economics and Planning workshop
4 August	Seminar Who are the Homeless? Red Cross	21 October	WACOSS AGM and pre-budget submission
5 August	Review of Department Housing Letters for s80 Committee		Australasian Housing Institute Excellence Awards and Photo Exhibition
6 August	Economic Audit Committee Partnership Forum (WACOSS)	29 October	Centre for Research in Applied Economics (Curtin) half day seminar
9 August	Meeting with WACOSS to inform pre-budget submission	3 November	Design Build Conference Panel: Affordable Housing presentations
13 August	Lorikeet Centre	11 November	SWA Staff Strategic Planning day
19 August	AHI Seminar: 'A truly Diverse Social Housing System by 2015?'	12 November	Lotteries Houses One Day Conference
24 August	Ngulla Mia Opening event	18 November	Affordable Housing Planning & Economics Forum Workshop
	Meeting with ABS re: Counting the Homeless for Census 2011	18 November	AIUS Debate series
	Research project briefing DIA 'Living on our Lands' RFQ	25 – 26 Nov.	National Shelter Meeting, Hobart Tasmania
31 Aug – 3 Sept	Homelessness Conference Brisbane	3 December	Meeting with Commonwealth Ombudsman
21 September	Private Rental Brokerage Scheme Briefing Dept Housing	8 December	State Tenancy Conference Debate Panel
22 September	Australian Institute Urban Studies Seminar/Debate UWA	10 December	Stirling Housing Strategy Workshop
		13 December	SWA meeting with Keystart Home Ownership Scheme



15 December	Boarders & Lodgers Campaign Working Group meeting with Dept. Commerce	14 April	Consultation for the National Action Plan Family and Domestic Violence
20 Jan	DIAC Consultation/meeting	15 April	Input to Leah Watkins (researcher for Ruah re: Day Centre and Anawim Refuge)
31 Jan	Commonwealth Govt. Major Cities Consultation	5 May	ABS Counting the Homeless Methodology
16 Feb	WA CDJSC Parliamentary Hearing on Social Housing	10 May	SWA Renters Forum Mirrabooka
17 Feb	WACOSS Social Policy Seminar and EAC Partnership Forum	11 May	Launch of the State of Affordable Housing Strategy
23 Feb	WACOSS Partnership Forum Sector Briefing	16-18 May	National Shelter Aboriginal Housing Round Table, Brisbane
9 March	FOHCOL presentation - Ian Sinnett, CEO of CENSW	18 May	Parliamentary Hearing for Victorian Outer Suburban Development Committee
9-11 March	National Shelter meeting Alice Springs	20 May	WACOSS Climate Change Readiness & Jobs to Communities
11 March	HCCCald Tenancy Services Forum	24 May	ABS Counting the Homeless Forum, Sydney
15 March	Street Law Centre Launch	25 May	SWA Renters Forum
15 March	Meeting with COTA	1 June	WACOSS Sector Briefing Funding and Procurement
17 March	WACOSS <i>Making Sense of Concessions</i> Forum	1 June	Centrelink Homeless Reference Group Meeting
17 March	Centre for Social Impact Panel Discussion	8 June	Parks People Project Working Group (PPPWG) Meeting
19 March	Consumer Protection Awards	8 June	Centrelink Community Consultative Committee Meeting
22 March	Dept. Education International Students Housing Roundtable	8 June	CLHA Meeting
25 March	National Quality Framework Homelessness consultation workshop	9 June	WA Primary Care Strategy Mental Health and AOD workshop
28 March	HCONC Environment Health Consumers forum	9 June	Housing Crisis Committee for CaLD meeting
30 March	Meeting with Ruah Housing Services Ros Mulley	15 June	WACOSS and Peel Social Policy workshop on housing needs
31 March	Centre for Social Impact Social Procurement Launch	15 June	PPPWG
1 April	WACOSS Emerging Issues Seminar	15 June	National Shelter
6 April	WACOSS Tariff & Concession Forum	23 June	COTA Conference Active Ageing Seniors Housing Presentation
8 April	Meeting Keiko Miyazaki re: Research project	29 June	PPPWG

## COMMITTEES AND WORKING GROUPS

Shelter WA participated in the following committees working groups and advisory bodies:

- Centrelink Community Consultative Committee
- Centrelink Homeless Reference Committee
- Claisebrook Lotteries House Association
- Equal Opportunity Commission EOC S80 Implementation and Monitoring Committee
- Housing Advisory Roundtable (Department of Housing)
- National Shelter
- WA Peaks Forum
- Housing Crisis Committee for CaLD
- WACOSS Jobs 2 Communities Reference Group
- Parks People Project Working Group

## EDUCATION AND INFORMATION

Shelter WA produced **five Newsletters** during 2010/11. Electronic copies were sent to all financial members and subscribers and were also made available at: [www.shelterwa.org.au](http://www.shelterwa.org.au)

- August 2010
- October 2010
- December 2010
- March 2011
- June 2011

**Seven Shelter WA Updates** were produced and distributed by email as well as being posted on the website. These covered 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, averaging 180.

We regularly receive feedback from individuals not listed in our contacts which makes us aware that our newsletters are further distributed by subscribers.

**Nine Information Sheets** were developed by Shelter WA and are available on our website for journalists, students, housing consumers, and affordable housing advocates. These include:

1. *Housing Affordability*
2. *Homelessness in WA*
3. *Indigenous Housing in WA*
4. *Housing & Taxation*
5. *Quick guide to WA housing*
6. *Community Lands Trusts*
7. *Social Housing*
8. *Housing and Mental Illness*
9. *Young People & Housing*
10. *Shelter WA Housing Referral List*

### Website usage

In 2010/11, Shelter WA's website received 201,538 'net' hits (i.e. excluding image files and scripts) at an average of 13,650 per month.

This figure included 166,549 downloads of 740 distinct papers and reports at more than 3,202 per week and averaging 30.7 Mb per day.

### Direct assistance, referral and information provided

Over the 2010-2011 year, Shelter WA provided information to approximately 800 people. This includes email and telephone queries, members and subscribers, and attendees at forums.

## **MANAGEMENT COMMITTEE**

During the period July 2010 to June 2011, the Shelter WA Management Committee consisted of:

<b>Richard Sheridan</b>	(Individual) – Chair
<b>Tammy Solonec</b>	(Aboriginal Legal Service WA) - Vice Chair to March 2011
<b>David McKinley</b>	(Town of Narrogin)-Treasurer from Oct 2010
<b>Cindy Dunham</b>	(Individual) from Oct 2010
<b>Antoinette Morris</b>	(Individual) from Oct 2010
<b>Bev Carstairs</b>	(Individual) from Apr 2011
<b>Junaita Barron</b>	(Individual) from Apr 2011
<b>Jim Petrie</b>	(The Big Issue) to Oct 2010
<b>Liz Kerry</b>	(Anglicare) to Oct 2010
<b>Kerry Morgan</b>	(City of Belmont) to Oct 2010
<b>John Perrett</b>	(Tenants Advice Service WA) to Oct 2010
<b>Jenny Begent</b>	(Salvation Army) to Oct 2010
<b>Paul Harrison</b>	(Welfare Rights & Advocacy Service) to Mar 2011
<b>Nghia Luong</b>	(Individual) Oct 2010 - Apr 2011

### **Ex-officio members:**

#### **Shelter WA Staff Representatives**

Corinne Mercer  
Shae Garwood  
Stephanie Bachman

#### **Shelter WA Executive Officer**

Bronwyn Kitching

## **STAFF**

**Bronwyn Kitching (resigned August 2011)**

Executive Officer

**Corinne Mercer**

Administration and Finance Officer

**Stephanie Bachman**

Community Development and Policy Officer

**Shae Garwood**

Research Officer



Bronwyn

Corinne

Stephanie

Shae

## **CASUAL STAFF AND CONSULTANT SUPPORT**

**Bookkeeper**

Naomi Murray

**Jobs to Communities Project Worker**

**Library Resource Database**

Christina Anderson

**IT Consultants**

Jason Roper & Greg Simpson (Ascend IT)

**Website Maintenance**

David Faletti (Digital Soap)

# FINANCIAL REPORT

It is my pleasure to report on Shelter WA's finances for the 2010/11 financial year.

Shelter WA had a stable year financially with two new part time roles of Research Officer and a Community Development and Policy Officer, augmenting the previous position of Research Manager.

This new organisational position increased Shelter WA's capacity, performance and outputs. However it increased Shelter WA's salaries which combined with provision for annual leave and long service leave due to the length of service of Shelter WA's staff.

At the end of the financial year Shelter WA had a cash loss of -\$47,383.08 and all employees leave entitlements have been recognised in the Balance Sheet as a liability. All accounts have been brought to account and I have no knowledge of any outstanding or pending expenses.

Shelter WA's balance sheet for the 2010-2011 has a positive total equity position of \$40,191.51. The organisation is in a positive financial position and is in a healthy position for the coming 2011-2012 financial year.

All accounts have been fully audited by Peter Edwards & Associates Pty and the report is attached.

I extend my appreciation to the Shelter WA staff for the successful management of the operation.

**Richard Sheridan**

Chair

Shelter WA

**SHELTER WA**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2011.**

**PETER KEVIN EDWARDS**  
**REGISTERED COMPANY AUDITOR #13575**

**143 JAMES STREET**  
**GUILDFORD WA 6055**

**PO BOX 267**  
**GUILDFORD WA 6935**

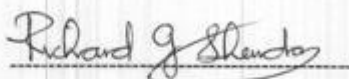
**Ph (08) 9379 1155**  
**Fax (08) 9379 2856**

**SHELTER WA**  
**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 2011  
  
      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 17<sup>th</sup> day of October 2011.

**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 2011. 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.

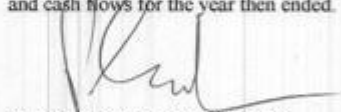
The financial report has been prepared for distribution to the members for the purpose of fulfilling the Committee of Management's financial reporting requirements under the constitution. I disclaim any assumption of responsibility for any reliance on this report or the financial report to which it relates 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 in 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 Shelter 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 2011, and the results of its operations and cash flows for the year then ended.



**PETER KEVIN EDWARDS**  
Registered Company Auditor # 13575

Date this 10<sup>th</sup> Day of October 2011.



**Shelter WA Inc.**  
33 Mbone St  
East Perth WA 6004

**Profit & Loss [Last Year Analysis]**

**July 2010 through June 2011**

11/08/2011  
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	This Year	Last Year
<b>Income</b>		
Bank Interest	\$5,306.65	\$5,183.47
Donations	\$50.00	\$190.00
AGM 2009	\$0.00	\$189.25
Membership Fees	\$1,599.92	\$1,172.64
Grants		
DHW - Core Grant	\$208,425.74	\$241,301.40
Scoping Consumer Ref. Group	\$0.00	\$15,859.80
Perth Homeless Scoping Project	\$2,000.00	\$0.00
Lotteries Commission	\$0.00	\$12,662.92
Reimbursements	\$2,220.77	\$0.00
National Shelter Seniors Forum	\$18.18	\$1,302.05
<b>Total Income</b>	<b>\$219,621.26</b>	<b>\$277,861.53</b>
<b>Expenses</b>		
Advertising	\$0.00	\$1,539.75
Adjustments & Rounding	\$109.58	-\$3.24
Audit	\$1,500.00	\$1,400.00
Bank Fees	\$321.75	\$293.25
Bookkeeping Services	\$2,386.37	\$2,698.87
Computer IT & Web Support	\$5,544.64	\$3,663.33
IR/EAP	\$600.00	\$1,750.00
Shelter WA Forums	\$666.41	\$275.00
Consultants	\$818.18	\$0.00
Depreciation	\$4,654.85	\$4,407.49
Equipment & Software - Office	\$625.40	\$313.57
Home Office Setup	\$0.00	\$45.45
General Insurance	\$2,320.76	\$3,929.65
Management Committee	\$514.64	\$917.99
Membership of Organisations	\$1,474.36	\$407.73
National Shelter Mship/Exp	\$0.00	\$211.66
Publications	\$135.86	\$142.74
Office Expenses		
Photocopying	\$406.12	\$636.65
Postage	\$225.82	\$125.27
Printing/Promotional	\$360.00	\$562.00
Rent	\$14,153.88	\$11,279.44
Stationery/Office Sundries	\$1,743.79	\$1,783.93
Telephone/Email	\$3,288.16	\$2,317.99
<b>Total Office Expenses</b>	<b>\$20,177.77</b>	<b>\$16,705.28</b>
Employment Expenses		
Wages: Office	\$181,600.48	\$156,291.77
Wages: Contract/Consultants	\$0.00	\$9,713.99
HA Report: Contract Wages	\$0.00	\$500.00
Workers Compensation	\$1,061.82	\$0.00
Leave Provision Expense	\$10,405.53	\$2,574.40
Superannuation General	\$16,951.78	\$14,940.57
Prof. Development/Conferences	\$7,665.10	\$5,575.79
<b>Total Employment Expenses</b>	<b>\$217,684.71</b>	<b>\$189,596.52</b>
Travel		
Travel Allowance	\$554.59	\$105.05
Car & Taxi Expenses	\$2,316.13	\$1,284.15
Flights	\$4,598.34	\$2,229.67
<b>Total Travel</b>	<b>\$7,469.06</b>	<b>\$3,618.87</b>
<b>Total Expenses</b>	<b>\$267,004.34</b>	<b>\$231,913.91</b>
<b>Operating Profit</b>	<b>-\$47,383.08</b>	<b>\$45,947.62</b>
<b>Other Expenses</b>		
<b>Net Profit / (Loss)</b>	<b>-\$47,383.08</b>	<b>\$45,947.62</b>

**Shelter WA Inc.**  
33 Moore St  
East Perth WA 6004

**Balance Sheet [Last Year Analysis]**

**June 2011**

11/08/2011  
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	This Year	Last Year
<b>Assets</b>		
Trade Debtors	\$121.99	\$0.00
Current Assets		
General Cheque Account	\$8,161.41	\$8,390.09
ING Direct	\$54,596.08	\$90,289.80
Cash on Hand	\$9.20	\$58.50
Furniture & Fixtures		
Furniture & Fixtures at Cost	\$41,406.00	\$39,548.00
IT Grant Asset at Cost	\$21,212.14	\$21,212.14
Furniture & Fixtures Accum Dep.	-\$40,001.06	-\$39,548.01
IT Grant Asset Acc. Dep.	-\$17,010.61	-\$12,808.81
Total Furniture & Fixtures	\$5,606.47	\$8,403.32
Total Current Assets	\$68,373.16	\$105,141.71
<b>Total Assets</b>	<u>\$68,495.15</u>	<u>\$105,141.71</u>
<b>Liabilities</b>		
Trade Creditors	\$0.00	\$6,014.16
Current Liabilities		
Business Credit Card	\$0.00	-\$369.10
GST Liabilities		
GST Collected	\$5,653.74	\$468.07
GST Paid	-\$1,384.00	\$1,034.68
Total GST Liabilities	\$4,269.74	\$1,502.75
Payroll Liabilities		
Superannuation Payable	\$1,267.97	\$754.91
PAYG Withholding Payable	\$2,696.00	\$0.00
Provision for Annual Leave	\$9,746.47	\$1,786.29
Provision for Redundancy	\$1,320.00	\$1,320.00
Provision Long Service Leave	\$9,003.46	\$6,558.11
Total Payroll Liabilities	\$24,033.90	\$10,419.31
Total Current Liabilities	\$28,303.64	\$11,552.96
<b>Total Liabilities</b>	<u>\$28,303.64</u>	<u>\$17,567.12</u>
<b>Net Assets</b>	<u>\$40,191.51</u>	<u>\$87,574.59</u>
<b>Equity</b>		
Retained Earnings	\$87,574.59	\$41,626.97
Current Year Earnings	-\$47,383.08	\$45,947.62
<b>Total Equity</b>	<u>\$40,191.51</u>	<u>\$87,574.59</u>

**SHELTER WA**  
**NOTES TO AND FORMING PART OF THE ACCOUNTS**  
**For the year ended 30 June 2011.**

**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.

**e) 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.