

Shelter Tasmania



2008 annual report

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housing is a human right

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who is shelter?

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

about shelter

Shelter Tasmania is an independent not-for-profit housing peak organisation funded by the Department of Health and Human Services. Shelter represents the interest of housing consumers on low incomes and housing providers across Tasmania.

Shelter's membership consists of a wide range of housing and supported accommodation services, tenant groups, local government, community organisations and individuals interested in housing. The Council of Homeless Persons Tasmania is a subcommittee of Shelter.

Shelter aims to provide an effective Tasmanian voice on housing and related issues by fulfilling the following objectives:

- To promote and maintain the right of every person to access affordable, safe and secure long term housing that they identify as appropriate to their needs.
- To promote and maintain the right of every person to housing of a quality which enhances people's health, well-being, dignity and life opportunities.
- To promote the benefits of public and community housing in the community and across all levels of government.
- To publish, research, collect and disseminate information on matters relating to the provision of housing, particularly for people on low to moderate incomes.
- To create opportunities to support, establish, resource and co-ordinate non-government organisations and agencies with similar interests and objectives to the Association.

- To promote opportunities for members of the community to access housing provision free from discrimination due to age, gender, ethnicity, health status or disability.
- To promote and support consumer and community participation in decision making in relation to their housing and to promote access to avenues of appeal across all housing tenures.
- To provide a structure that enables the members to inform policy development in a manner that is consistent with the objectives and visions of the association and also reflects the needs of homeless people and people who live in poverty or on low incomes.



management committee AND STAFF

Shelter Tasmania Management Committee (including the Executive) 2007-2008

CHAIR

Andrea Witt – Centacare

VICE CHAIR

Belinda Jones - Anglicare

Emily Churches - Colony 47

TREASURER

Avril Lever - Hobart Women's Shelter

SECRETARY

Gary Bennett - Bethlehem House

PUBLIC OFFICER

Jenny Bertram - Magnolia House

OTHER COMMITTEE MEMBERS

Michelle Domanska - Centacare North
(proxy for Centacare)

Avril Lever - Hobart Women's Shelter
Proxy - Jehni Shayan

Liz Sager - Oakleigh Accommodation Service
Proxy - Jodi Maxwell

Michelle Ryan - Launceston City Mission

Jed Donoghue - Salvation Army Housing and Homeless Services
Proxy - Jenny Begent

Suzanne Fisher - Hobart City Mission
Proxy - Cheryl Burns

Gary Bennett - Bethlehem House
Proxy - Anne Collis

Belinda Jones - Anglicare North
Proxy - Louise Beiser

Jenny Bertram - Magnolia House, Ltn Women's Shelter

Cinnamon Whately - Karinya Young Womyn's Refuge
Proxy - Ria Brink

Emily Churches - Colony 47
Proxy - Lisa Roberts

Teresa Whyte - Richmond Rellowship

Shelter Tasmania Staff 2007-2008

EXECUTIVE OFFICER

Pattie Chugg (1 FTE)

ADMINISTRATION/FINANCIAL OFFICER

Trudy Kuilenburg (.3 FTE)

COMMUNICATIONS OFFICER

Therese Bromfield (.2 FTE)

Management Committee Meetings Held 2008

- February Thursday 14th
- March No Meeting
- April Thursday 10th
- May Thursday 8th
- June Thursday 19th
- July No Meeting
- August Thursday 14th
- September Wednesday 3rd
- November Thursday 6th
- November Friday 28th



chair's report

This year in preparing for the Chair's Report I have spent time reflecting on the last 12 months. I have reviewed the myriad of submissions Shelter Tas has prepared, surveys completed, and minutes from Management, Regional and sector meetings. I have assessed the considerable work conducted against Shelter's work plans objectives;

- To provide peak representation on housing issues to Government and the community statewide
- To provide a sustainable and accountable statewide organisation
- To contribute to a comprehensive, affordable, accessible and secure housing system, which emphasises Tasmania's distinctive social-economic environment and unique circumstances
- To promote and participate in the Tasmanian housing research agenda
- To promote tenant participation and consumer protection across all sectors of the housing system
- To raise the profile and awareness of housing issues broadly across all sectors

- To promote and assist in developing the capacity of the community sector to provide sustainable and effective affordable housing options

I find myself amazed at the sheer volume and quality of work that has come out of Shelter, particularly given the limited financial resources Shelter has. I found myself wondering how it is possible that so much has been done and realise that Shelter has achieved what it has due to the commitment of its members, Management Committee, Executive and Staff. And so I would like to thank everyone who has contributed to making Shelter what it is and ask that those who have worked so tirelessly to continue that hard work, as I feel that over the coming year we will all need to not just continue our efforts but increase them.

What concerns me is that despite the many hours put in by so many dedicated and passionate individuals and groups we are still seeing little in terms as housing on the ground. What we have seen is numerous consultations processes, the release of discussion papers and the completion of countless submissions. We have seen a promise of \$60 million but are still not sure of what the dollars are to be spent on,

chair's report continued...

as it appears it is promised against a variety of areas.

Federally we see shared equity models, a National Rental Affordability Scheme, the development of a National Affordability Housing Agreement and a Green Paper on Homelessness where the focus appears to be on blaming SAAP services for increasing homelessness figures rather than recognising years of neglect in terms of poor funding and lack of appropriate housing policy.

I see on the horizon the implementation of Quality Assurance processes and increased reporting requirements, both increasing accountability in service delivery but also incurring increases in resources spent on administration rather than service delivery without increased funding. Further, the writing is on the wall for a mammoth change to the provision of Public Housing as we know it and still what I don't see is more houses and support services on the ground and am not yet confident that we will be seeing better client outcomes.

What does excite me is that we have now more than ever been able to enter into dialogue where we are able to voice the needs of those in the community we represent. We are able to tell the stories of those who are impacted upon due to high housing costs and lack of availability. What we do need to be mindful of is that we do not get lost in the change process and overwhelmed by the many directions we are pulled in.

In recent meetings held by Shelter with Department Heads, the Social Inclusion Unit, the Office of Community Sector, Innovative Housing Unit and Ministers from all parties I am pleased to report that there does appear to be an environment of collegiality and I do feel we are all heading in the same direction with a focus on coming up with creative housing and homelessness solutions and think that we will begin to see some positive gains for our community. To this end let us continue to respond with the gusto, commitment and passion we have shown to date as it is only through doing this that we will see positive outcomes for those who are most in need.

Andrea Witt
Chair
Shelter Tasmania



northern management COMMITTEE MEMBERS

Northern Report – Shelter Tasmania

2008 has been an enormous year in the area of housing and homelessness at both a State and Commonwealth level; with northern members being involved wherever time and opportunity allowed. The new Federal Labor Government wasted no time in announcing a review into the Homelessness sector through a Green & White Paper process, as well as a range of new Housing initiatives that particularly targeted low to middle income households.

The State Government also made a number of announcements which resulted in a variety of consultations and invitations for feedback, making for a very busy year for Shelter Tasmania. The community and media interest generated has further highlighted the issues facing the disadvantaged in our community. On the flip side, the work resulting from all this attention has been almost overwhelming – particularly for a Peak with only 1 paid full time staff member and part time administration.

Whilst Northern Tasmania boasted a historic 2.6% unemployment rate (compared to the 3.9% state average & 4.2% national average), the lack of affordable housing continued to be problematic. For services supporting homeless people the results were ongoing difficulties transitioning clients through services, into long term housing. Vacancy rates across the state continued to be very low, with the North recording the lowest of the 3 regions in the September quarter of 1.7%.

A process featuring heavily throughout the year for Northern SAAP Services was the daunting task of completing the QMS Quality Journals and participating in the ensuing quality audits. For many services the work required to complete their journals was huge,

with employees putting in countless unpaid hours to get them finalised.

Northern members who attended February's National Housing Conference in Sydney were buoyed by talk of the Australian Government's commitment to addressing homelessness. This was followed by a Homelessness Roundtable in Sydney comprising 100 people from across the country (including a Shelter Tasmania northern member) to put together a framework for the Homelessness Green Paper.

The National Youth Commission report into Youth Homelessness was released in April detailing (amongst other things) that: "...the problem is so severe that 50% of young people seeking a bed in supported accommodation are turned away because services are full." This finding came as no surprise to the Youth SAAP Services in the North, with the number of 13-17 year olds being referred to their services on the increase. Northern Youth SAAP services are struggling to deal with the wide range of issues this target group brings, combined with obvious issues associated with accommodating an age range spanning 13 to 20 years. Under 16 year olds placed in shelters are at risk of



northern members continued...

adopting a refuge culture and experiencing an adverse impact on their involvement in the education system, and the likelihood of them successfully returning to their families becomes minimized. As reported by the National Youth Commission, youth homelessness often leads to chronic adult homelessness and a range of associated issues. Between 1st January 2002 and 12th September 2008, Karinya accommodated 110 10-14 year olds and 292 15-17 year olds, accounting for 68% of their accommodated clients.

Another gap that has again been highlighted in the north is supported accommodation for pregnant young women and young women with new-born babies. These target groups have specific support needs that cannot be adequately provided for in the current services. With research highlighting the importance of child development in the 0-5 age group, and services such as Communities for Children being funded as a result, we need to be providing adequate accommodation for this target group to ensure children get the best start possible in life.

A further issue faced in the north is the severe shortage of GP's, with many of them having closed their books to new clients or not taking clients who do not live in the nearby area. One of the few practices taking new clients doesn't bulk bill, putting added pressures on already over-committed families and resulting in clients having to wait until they get paid to see the doctor.

In March the State Government invited Roseanne Haggerty (U.S. homelessness consultant and founder of the Common Ground Housing Model) to visit the state and compile a report for Government.

This report provided a number of recommendations for addressing Tasmania's 'rough sleepers' or primary homeless population. Ms Haggerty visited Anglicare's Supported Residential Facility Indigo Lodge and Youth Futures in the north and seemed genuinely impressed by the work being done through both programs. Ms Haggerty's visit ended with a dinner hosted by the Premier in which she provided an overview of the Common Ground model to invited guests, including northern Shelter members. During May, northern members - Michelle from Launceston City Mission and Belinda from Anglicare - travelled to Adelaide prior to the National Homelessness conference to meet up with Shelter's Chair and Executive Officer to visit some of South Australia's Housing Services. Sally Langton from Housing Spectrum was kind enough to be chauffer for the day. Of particular interest was the Common Ground Site operating in the city.

A tour of the building and a chat with the Service Coordinator reinforced views of this model being very expensive and only for a small targeted number of people. The next day, SMC members were able to be involved in a National Shelter Meeting and get together with some of the National members. The remainder of the week was spent at the National Homelessness Conference where the Green Paper was released, inviting input but also creating a level of anger and frustration amongst the sector.

These feelings related largely to the portrayal in the Green Paper of SAAP as a collection of services offering 'a bed and cup of soup' to clients and the failure of the Program to respond to homelessness. The description showed little regard for much of the good work being done by SAAP programs, despite being severely under-resourced and dealing with clients that other services put in the 'too hard basket'.

northern members continued...

Shelter Tasmania held a North/NW Green Paper consultation in Devonport on 19th June with members turning out in force and some carefully considered yet vigorous discussion taking place. Of the 3 options presented in the Green Paper, members were keen to see a combination of options 2 and 3: "improving the SAAP response with additional investment to reform crisis services and give greater focus to long term outcome" and "improving the mainstream service response to homelessness". Northern comments were captured in Shelter Tasmania's final comprehensive response to the Green Paper.

Northern members attended the first ever Statewide SAAP Forum in Campbelltown on 11th August. Many took the opportunity to voice their concerns about the issue of training for workers in the sector; concerns shared by Southern and North Western colleagues. Both Shelter Tasmania and Housing Tasmania undertook to get some resolution to the issues raised. In essence, the lack of contact from the training provider and the low level at which the training was pitched were the key issues. Unfortunately, despite a letter being sent out from DHHS there has been no suitable resolution.

At a State level, the reasonably newly formed Social Inclusion Unit, Office for the Community Sector, Housing Innovations Unit and review of Housing Tasmania have provided various reports requesting feedback, held numerous consultations and generated many meetings. Northern members have participated in all, however, they could not possibly hope to keep up with current developments if not for the information provided through Shelter Tasmania and the dedication of our Executive Officer, Pattie Chugg.

Northern members (along with the rest of the country no doubt) are eagerly anticipating the unveiling of the Australian Government's new National Affordable Housing Agreement (NAHA), due to be implemented 1st January 2009. Unfortunately, the community sector has had little input into the NAHA and although various requests have been made, still have virtually no idea of what it will look like. The document people are really keen to see is the Homelessness White Paper which, despite having an initial release of September, is still yet to be made public.

So, whilst it has been an incredibly busy year in the sector, 2009 is looking much the same. A heartfelt thank you to the tireless efforts of the Shelter Management Committee – but particularly our Executive Officer, Pattie Chugg and Chair, Andy Witt. The amount of quality work able to be churned out of such a small peak never ceases to amaze. The current information and opportunity for services to have input through consultation is appreciated by all. It's a pleasure being part of such a client-focused and professional peak organisation.

Belinda Jones – Vice Chair (North)

On behalf of the Northern Shelter Tasmania Members

References

REIT (Real Estate Institute of Tasmania), Property Focus Tasmania, September Quarter 2008 www.reit.com.au Australia's Homeless Youth – A Report of the NYC Inquiry into Youth Homelessness, NYC 2008 Which Way Home – A New Approach to Homelessness, Commonwealth of Australia 2008
The Examiner, 24/10/08 p1-2 www.examiner.com.au

north-west management COMMITTEE MEMBERS

The Rudd Labor Government gained office in Canberra in 2007. Their focus was on addressing affordable housing and homelessness issues, which gave renewed hope to community services and housing organisations. There was a commitment to consult community agencies and it was hoped that the shortfalls in support and funding would be tackled, which in turn would lead to better outcomes for clients. While this was happening there were elements of concern regarding the content of some State-based community consultations. For example, the KPMG proposal of 'privatisation' of public housing in Tasmania, and the impact this will have on existing SAAP services.

The Social Inclusion Strategy is another exciting initiative to address low income and disadvantaged families in Tasmania. This initiative plans to build support and networks for people who can be isolated from their peers, families, health services and community due to a number of barriers; including confidence, self esteem, knowledge and resources such as transport and personal support (advocacy). It is an opportunity to promote real inclusion within disadvantaged communities by providing the resources that community services require to advocate, research and action interventions that can get local communities functioning for the disadvantaged.

For over two decades Federal and State Governments have funded the Supported Accommodation Assistance Program (SAAP). SAAP remains the core response to Australia's homeless. All SAAP services in Tasmania have undergone Quality Assurance Management reviews and the feedback suggests that services are performing well.

The Salvation Army's Oakleigh Crisis Accommodation Service (OAS) is a SAAP funded service situated on the North West coast of Tasmania. Case workers assist people to identify and work through the issues that lead to homelessness eg family violence, relationship breakdown, debt, lack of confidence and low self esteem. Oakleigh provides outreach services that follow up clients when they leave emergency accommodation and move into transitional housing, public housing or private rental

accommodation. Outreach workers assist clients to make the transition from emergency accommodation to transitional accommodation, and help them deal with issues before they become a crisis and cause further homelessness. A range of activities are in place to enhance client's life skills, which are needed to promote independent living, further employment opportunities, develop self worth and social connections. Social inclusion principles are promoted in order to progress and implement educative programs & activities that enhance employment, living skills and recreation.

The graphs below suggest that there is a real need in the NW community to provide more crisis accommodation for people who are homeless. We need to increase the capacity of existing SAAP services in the NW to meet the needs of the homeless. The existing services have the ability to work with more disadvantaged families and single people in order to build their capacity to live independently.

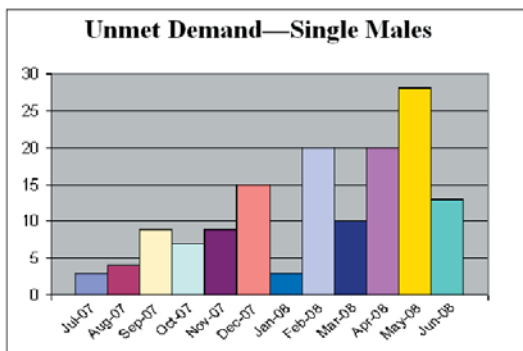


Figure 1. The number of homeless single males OAS was unable to accommodate increased significantly from February 2008.

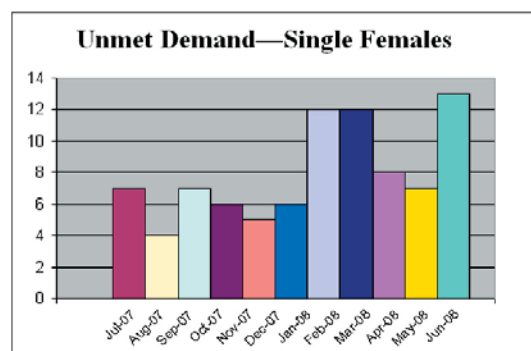


Figure 2. The number of single women OAS was unable to accommodate increased significantly from February 2008.

north-west members continued...

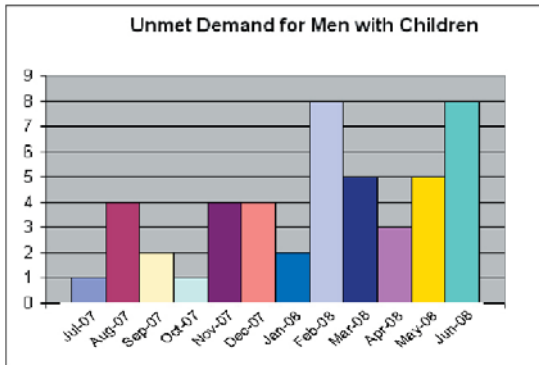


Figure 3. The number of single men with children OAS was unable to accommodate increased significantly in February and March 2008. It shows there was a drop in April before increasing again.

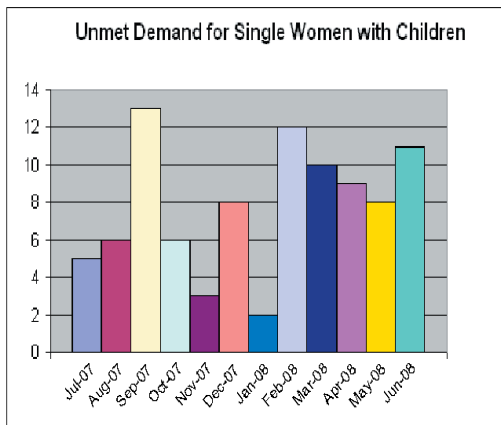


Figure 4. An increase in the number of single women with Children OAS was unable to accommodate from February 2008.

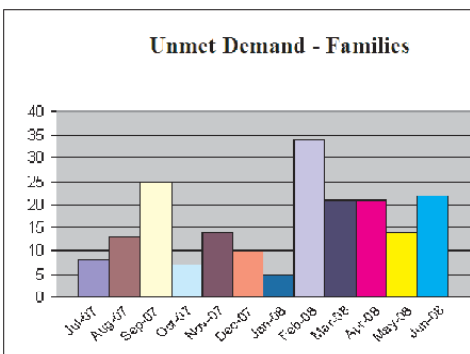


Figure 5. An increase in the number of families OAS was unable to accommodate from February 2008.

The Figures above indicate that the demand for emergency accommodation increased in February 2008 for all target groups, and remained marginally higher in the following months until June 2008.

As in other regions of the State, the supported accommodation services on the NW Coast experience a lack of exit points for their clients, which creates bottlenecks for clients. This means that large numbers of people who are homeless or at risk are being turned away from SAAP accommodation services, which are full. Homeless people do not have the resources or confidence to find affordable private rental, which compounds feelings of social exclusion.

Anglicare’s Burnie Lodge and its equivalent accommodation projects in the North and South of the State are examples of Common Ground principles, however, on the NW Coast funding for support workers is not provided. The lodge operates with only one support worker for up to 30 residents onsite. Fortunately, a recreational worker is employed to engage clients in a variety of activities.

The National Affordable Housing Agreement provides an opportunity for the Federal and State Governments to address the issue of homelessness being experienced by a growing number of people. Their Social Inclusion Strategies need to address service delivery gaps within disadvantaged communities by providing resources that build on established support services. Only government has the ability to build the capacity of the community sector to address the needs of disadvantaged people.

Participants in the Social Inclusion consultations in the NW region have been very clear in saying that the existing community services work hard to address client needs but require additional resources to meet unmet demand and social exclusion. People working in the community sector hope that the government can restore trust and provide leadership in the community. The community sector understands the need for partnerships and how good relationships and networks can enhance service delivery.

Anglicare – Access Program Burnie

Even though relations with Housing Tasmania are very good, it is extremely difficult for clients to access public housing due to the limited supply of public properties. Public housing waiting lists remain long.

north-west members continued...

Clients in Category 1 (Critically Urgent) are waiting longer than this time last year - often up to 12 months. The Tasmanian Government is not building sufficient numbers of public dwellings to keep pace with increases in the population. The population is expanding and household formation is also increasing. Private developments are common in more affluent areas on the NW coast, such as West Burnie and Devonport, but there are no significant public housing developments.

Crisis shelters and transitional housing placements seem to be constantly full to their capacity. Waiting lists exist in emergency services that are not supposed to have waiting lists. When crisis centres have waiting lists and residents are sometimes resident for months, it is time to provide more public housing.

People unable to access SAAP services or public housing face the harsh reality of cramped cold nights in damp cars or garden sheds. We have to regularly inform people who are homeless that the temporary accommodation is full; yet we have also to acknowledge that private rental is very expensive and competitive. We understand that the hotel or tourist park is expensive and short term. We have to tell homeless people that our transitional properties are also occupied and have been for months. We have to put them on another waiting list due to the lack of affordable social housing.

When I began working in this program in 1996, everyone who approached our service for supported accommodation had a real chance of gaining access to secure affordable housing. That is not the case today!

Intervention and prevention programs on the NW Coast working with young children and their families enhancing parenting skills, literacy and numeracy skills, employment services, NGO services, schools, Adult Education, Housing Tasmania, and numerous other services work well together and are willing to work more collaboratively if the resources are available.

The Tasmanian Community Services Plan 2009-2012 provides a direction for the government and community services sector, giving a clear direction, building the capacity and strengthening the existing system with the aim of increasing its overall effectiveness and accountability.

There is scope for different models of social housing to meet the varying needs of low income and marginally disadvantaged people in our communities. Ideally, these models need to complement existing services that are performing well. It might seem like a simplistic approach, albeit a good sense one, that suggests that the knowledge already exists within our local communities. Let those who have the knowledge and experience of the regional communities bring Social Inclusion to the fore. This funding could have provided the investment needed to increase the capacity of already existing services that have in place accountability frameworks, evidence of collaboration and client outcomes. Let's hope this government will put their trust and resources back into our communities so that we can help to address the needs of the disadvantaged.

Liz Sager
Manager
Oakleigh Accommodation Service
Shelter Board Member



council to homeless persons AUSTRALIA

In 1999 the Council of Homeless Persons Tasmania became a sub-committee of Shelter Tasmania. This was to ensure retention of a Tasmanian voice and on-going dialogue on homelessness issues. Shelter has reworked the constitution so that it includes objectives that reflect the needs of people who are homeless. Representatives from each State and Territory meet twice per year to discuss common issues relating to homelessness.

CHPA is one of three councils that forms part of Homelessness Australia. The other two are NYCH (youth), and Wesnet (women). Homelessness Australia is the Peak National Body on Homelessness and is based in Canberra.

I am writing this report in my capacity as Shelter Tasmania's representative on the CHPA & as a Board member of Homelessness Australia.

During the course of each year the CHPA holds two face to face meetings with representatives from each State and Territory. Normally meetings are held in May and November each year, with the November meeting in Canberra. The May meeting this year was held in Adelaide to coincide with the Homelessness Conference.

The CHPA represents the interests of single adults, couples & couples with children. A number of issues were raised by delegates at the May meeting, including the following:

- Where does SAAP sit within the NAHA?
Delegates expressed concern should the SAAP Act be repealed. One issue related specifically to

“access to suitable housing as a human right.”

- All States and Territories are experiencing difficulties with access to appropriate levels of support to enable people with high and complex needs to sustain tenancies.
- Requirement for a funded homelessness peak in each State and Territory.
- Access to affordable housing is a common issue across Australia.
- Issues expressed in relation to the viability of public housing and what this means for homelessness.
- All States & Territories commented on the growth in focus on high and complex needs homeless people.
- Some delegates raised concerns about the amount of personal information that clients are being asked to disclose to gain access to tight social housing.

CHPA are looking to progress three areas in relation to better meeting the needs of specific clients; namely

- Children in SAAP services,
- Single women and
- People exiting prison.





council to homeless persons cont....

The following comments relate to actions and areas of concentration during the past year for Homelessness Australia.

The Board of Homelessness Australia has a minimum of two face to face board meetings each year, the second of which is always in Canberra. In addition to independent members, three members from each of the 3 Councils sit on the board. The first face to face board meeting this year was held in May and the second face to face meeting will be held in Canberra on 26 / 27 November. Board members participate in regular monthly teleconferences.

It has been a very active year for Homelessness Australia, (HA), and staff and board members have been tackling a variety of issues, including some of the following;

At the Homelessness Conference in May of this year nine work shops, as detailed below, were conducted.

- Three workshops were held for services representing clients from rural / remote, non English speaking & Aboriginal Torres Strait Islander backgrounds respectively. The focus was on how to build national representative structures for these communities of interest.
- Three workshops were hosted by existing reference groups and were used to discuss expectations for the Green Paper.
- One workshop was held with people with an interest in homelessness research, including academics & service providers.

- One workshop was held with homeless peak bodies in each jurisdiction to plan how to work together in responding to the Green Paper, and
- One workshop was held with homeless persons legal services, to explore opportunities for greater collaboration between State & Territory based legal services.

During this past year HA met with several members of the new Federal Government Ministry & their staff to discuss homelessness policy.

HA has played an integral role in representing the views of the sector to Government during the development of the Green & White Paper process. On 28 March HA hosted the Green Paper roundtable on homelessness. This roundtable was attended by a variety of participants from around Australia & a summary of proceedings were provided to FaHCSIA.

HA provided a comprehensive submission to the Green Paper and participated in a number of forums, including:

- National Youth Commission Policy Forum in Sydney
- FaHCSIA Green Paper consultation in Canberra on 13 June.

HA maintained an active media involvement in the past year and 10 media releases were released during the course of the year.

Gary Bennett
Secretary Shelter Tas
CHPA & HA Board Member



Community Housing Federation of Australia (CHFA) activities in 2007-8

In 2003 Shelter Tas became a member of CHFA as the peak body for community housing in Tasmania, and provides the state delegates and regular reports to CHFA on community housing in Tasmania. Many of Shelter's members are community housing providers, ranging from small housing co-operatives to larger housing associations.

Shelter Tas works closely with CHFA through three state delegates. This year the delegates were; Jed Donoghue from Salvation Army, Ines Carver from Cohousing Co-Op, and Mary Jenkins of Southern Co-Housing. As a State member of CHFA, Shelter assists in the dissemination of information, newsletters and reports to its members, and with consultations on community housing for CHFA. Shelter regularly distributes the CHFA e-bulletin. CHFA maintains links with and between housing providers across Australia, providing a voice for their interests at the national level. CHFA includes community housing provider representation from every State and Territory in Australia. CHFA enjoys a close working relationship with State and Territory community housing peak bodies, with peaks taking an active role in the on-going development of CHFA policy. The following is an edited version of the CHFA Annual Report.

What were we working with in 2007-2008?

The Policy Landscape

The Federal Elections and the subsequent change of Government in November 2007 led to a new political playing field for CHFA to negotiate national policy issues over the 2007-2008 period. Much of CHFA's activity over the 2007-2008 period has involved

negotiation and discussion of the impact and requirements of the NAHA and NRAS.

Changes to Community Housing Allocations

Over the 2007-2008 period the issue of housing allocations has arisen as a key issue for many community housing providers, due to changes in State policy. In some States, community housing providers are required to take new tenants off the public housing waiting lists with varying levels of discretion over who the new tenants will be. This requirement is affecting tenant mix. There is also the obvious issue of an influx of people with high needs and the effect this may have, including the possibility of serious impact on the financial viability of the effected organisations.

Community Housing Regulation and Growth Providers

Since CHFA's last report there has been an increased focus at the State and Territory levels on 'growth' providers and the development of affordable housing associations. These are housing organisations or affordable housing associations that can provide high numbers of dwellings, and are focused on ongoing growth of their housing portfolios. In some jurisdictions, such as Queensland and Victoria, new funding is only available to these providers. In some States, the registration system stratifies the sector into growth providers and non-growth providers, with access to growth funds tied to an organisation's classification.

Key Activities and Projects

National Members Meeting 2007

AT the National Members' Meeting, key issues were raised concerning how community housing would sit in the new CSHA/NAHA; the role of 'traditional'



providers in the current climate that focuses heavily on growth providers and the affordable housing market; and how to increase the capacity of the entire sector, both at the 'big and small' end of the continuum.

Successful Community Housing Models Project

The final sign-off on the Successful Community Housing Models (SCHM) project occurred in August, 2007.

Affordable Housing Business Development Unit

Continued work has been made into developing the proposed Affordable Housing Business Development Unit. As a business 'incubator' model, the Affordable Housing Business Development Unit (AHBDU) seeks to realise the potential for growth and develop capacity within the community and not-for-profit housing sectors.

Provision of information and resources

Publications, reports and submissions.

CHFA put in a submission to the Government's Supply of Social Housing Request for Information.

In Tassie

Community Housing Program Funding Round 2008-2009

In Tasmania the CHP funding round for 2008-9 has just been announced.

Up to \$1.5m is available from the Community Housing Program for eligible organisations to construct, purchase, or upgrade affordable rental accommodation for older people (55+) in receipt of low to moderate incomes, in rural and remote areas.

Similar to the 2006-07 funding round, this will be a two stage process: an initial Expression of Interest (EOI) stage, followed by a full submission. A key

feature of this funding round is the requirement that organisations provide a significant contribution towards the cost of their proposals.

A CHP Information Kit can be downloaded from <http://www.dhhs.tas.gov.au> and you may navigate to the Requests for Expressions of Interest Community Housing Program 2008-09 under the News and Media section.

Dr Mary Jenkins reports on Co-operatives and Cohousing.

Six years of waiting - and one small but important step for Cohousing:

Clarence City Council recently included an

amendment to encourage the establishment of mixed use and development' and 'Community Living' in their current (2007) Planning Scheme. This amendment travelled between Clarence Council and the planning authority (RPDC) several times before final approval came, six years from Council's first call for expressions of interest re uses of land at Rosny.

Southern Cohousing – an incorporated not-for-profit group

– responded (successfully) to the call with plans to build a sustainable village style development of approximately twenty-four homes, a common house and shared facilities - following Danish, government supported, initiatives.

The Cohousing group strengthened its 'mixed use' position with two other incorporated not-for-profit groups:

(HOPES), for young people with disabilities, and the Association for Christian Homes, for care of the aged. All three groups propose to share the Rosny land as neighbours in the currently named Rosny Village Group.



Two very successful models of Cohousing already exist, both in South Hobart and both built about seventeen years ago; one privately funded, the other with funds from Housing Tasmania. Since those halcyon days when a cheque for a million dollars was handed over by Judy Jackson to the Cohousing Cooperative in Marlyn Road, several groups have tried to establish Cohousing developments but have been unsuccessful.

Australia now lags behind Scandinavia, Europe, and America. Even though housing experts recognise Cohousing as a social and environmental model suited to current Australian housing needs, the model has not been adopted or supported in Tasmania since the funding of the first Hobart Cooperative Cohousing group. It takes many years - and contributions from governments - to complete Cohousing ventures. High start-up costs of a housing development add to the difficulties of finding suitable land.

So what now for Southern Cohousing? The patient group of volunteers continues to meet regularly, supported by Women Tasmania - with funding (for group facilitation and communication), central office space, and an understanding of the group's vision. The group has pro bono support from architects, a lawyer, and an accountant. Cooperative Cohousing assists by working on funding for the rental component of the project.

Southern Cohousing continues to plan for a socially diverse community and affordable, sustainable housing in a green environment. Funding for a small number of rentable homes is required to achieve the community's vision. Large blocks of look-alike houses are not part of their vision. Nothing can

happen without land. With land, plus government and community cooperation, Cohousing's plan - for attractive, ecological, small homes - can help to answer housing needs. There IS a housing crisis; there IS an environmental crisis; there IS a financial crisis. Cohousing helps to address all three crises.

A second call for submissions of interest in the Rosny land from Clarence Council is awaited. The group will continue to meet deadlines but are still without any time-frame from Clarence Council.

Web Site- www.shelertas.org.au

Shelter has started a community housing web page. Please contact Shelter with your ideas to make it informative and useful for members and the community.

Dr Jed Donoghue

Dr Mary Jenkins

CHFA Delegates



executive officer's report

Writing for the Annual Report is always a time to reflect over the past year, and what a year it has been! As my colleagues' contributions to this year's report have noted, there have been a vast range of activities on a number of fronts, all with demanding timelines for responses. This year we have learnt about National Rental Schemes, Green Papers, Social Inclusion, Compacts, Common Ground, and targets for halving homelessness. Yet the housing need has not changed, with demand for housing greater than ever and not enough new housing being built to meet that demand, and rents continue to rise at a rate faster than incomes. The release of the 2006 Census data in September this year shows us that homelessness remains at over 2,500 in Tasmania. Now we are heading for a post 'sub-prime' period with the State and Federal government concerned about budget surpluses and still yet to sign off on the much speculated National Affordable Housing Agreement (NAHA), due to start in January 2009. The aim of the NAHA is to replace the Commonwealth State Housing Agreement and bring together a number of different agreements and programs under a long term housing plan. The test of any plan is its implementation, and that is what Shelter needs to monitor and be part of in 2009.

At the last AGM the new Labor Federal Government

had just been elected that week, and there was great excitement in the sector about the raft of election promises to create more housing and reduce homelessness. In January 2008, the Prime Minister announced as a priority a new approach to tackling homelessness and called for input from the non-government sector. The sector was optimistic and we all got to know about the Green Paper process. Shelter made it a priority to respond, providing planning delegates, consultation around the State and a comprehensive submission. At a State level, in March 2008 the former Premier, Paul Lennon, announced the immediate release of \$60m to house homeless people, along with a challenge to halve homelessness in Tasmania. Shelter responded with a survey to members that showed the need for more housing and support, sensitive to location. Then there was the visit by Roseanne Haggerty, who promoted a Common Ground model for Tasmania. Reducing homelessness was named as a top priority for the new Social Inclusion Unit, based in the Department of Premier and Cabinet, with the new Premier David Bartlett supporting the initiatives and calling for a clever, kind and connected Tasmania. A new Housing Innovation Unit was established this year to oversee the \$60 million and the National Affordable Rental Scheme. The Office for the Community Sector was established to improve

executive officer's report continued...

community services. Now, as the year draws to an end we are facing another Options Paper on the future of the public housing system in Tasmania proposing a radical reshaping of the social housing system.

This year Shelter has created, responded to and participated in an unprecedented number of submissions, consultations and researches as we all work with the aim of achieving an outcome of a fairer housing system. As we know, what an improvement to people's lives that safe, secure and affordable housing brings - **home is the foundation of society**. If we don't provide people with a home, all the planning and strategies come to nothing.

How we continue to deal with housing and homelessness is a real test of our resolve in looking after the people in our society who are living with disadvantage. It is not a test that I intend to fail. David Bartlett, Premier of Tasmania - October 2008.

Shelter Tas – Our Plan

Governance and Strategic Direction

In recent years Shelter has developed and consolidated a strong statewide organisation. The Shelter Management Committee is made up of 12 elected members from across the North, North West and South of Tasmania. The Management Committee members represent a range of agencies and individuals with a broad knowledge and experience of issues facing people experiencing homelessness, and low income housing consumers and housing provision. Meetings are held every 6 weeks in the centre of the state, or are rotated across the regions. These are to oversight good governance and best practice in the sector. Meetings have high attendance, with strong accountability measures via reports and on activities each month.

Shelter is funded to represent the interests of housing

consumers on low incomes and housing providers across Tasmania. To achieve this, Shelter has to ensure sound governance practices are in place to manage and maintain its core operations. With this in mind the Shelter Management Committee this year monitored and updated the 2006-9 Workplan to operate under seven key strategic objectives:

1. To provide peak representation of housing issues to Government and the community statewide.
2. To provide a sustainable and accountable statewide organisation.
3. To contribute to a comprehensive, affordable, accessible and secure housing system, which emphasises Tasmania's distinctive socio-economic environment and unique circumstances.
4. To promote and participate in a Tasmanian housing research agenda.
5. To promote tenant participation and consumer protection across all sectors of the housing system.
6. To raise the profile and awareness of housing issues broadly across all sectors.
7. To promote and assist in developing the capacity of the community sector to provide sustainable and affordable housing options.

Some key activities over the past year

This section addresses some of the key areas of work that Shelter has undertaken over the past year. The following section (Other Activities) lists a wider range of meetings and work Shelter has undertaken throughout the year.

Submission - Legislative Select Committee Inquiry into Affordable Housing.

- The submission, including 2 consumer surveys with feedback from homeless people (22) and low income private renters (39).
- Gave evidence at the Inquiry.

executive officer's report continued...

Campaign - Housing Matters Campaign

Partnered with Anglicare and TasCOSS on the development of the Tas Community Sector Platform and Advocacy Day 16th Oct 08 at Parliament House.

Submission – Response to the Australian Government Green Paper – Which Way Home: a new approach to Homelessness. Shelter:

- Provided the peak contact.
- Delegate on the National Planning Committee.
- Provided the State delegate to the National 100 Persons Roundtable.
- Submission to the Australian Government's Green Paper on Homelessness, which included well attended regional consultations with members and key stakeholders.
- Worked in partnership with Housing Tasmania and the Social Inclusion Unit.
- Only peak submission from Tasmania.

Tasmanian Government's goal to halve homelessness in Tasmania 2008-10.

- Member of Premier's Advisory group, and as the housing peak elected to represent the community sector in meetings with the Premier.
- Survey to Shelter Members (61 responses) on how to reduce homelessness, including a regional response. The survey gave a broad sense of how members thought the money should be spent to reduce homelessness and offer advice to the Tasmanian Government. Key findings include:
 - There is a critical need to invest in more affordable housing, including public and community housing.
 - That any funding for a capital response to homelessness must have support funding factored in.
 - That support needs to be flexible and range from short term to long term, depending on the needs of individuals and families.

- 58% of members have concerns on how the \$60 million will be spent.
- The need for specific regional responses.

- Member of Counting the Homeless Working Group, which included Housing Tas, the Social Inclusion Unit and ABS.

Shelter Submission to Office for the Community Sector

Response to the Office for the Community Sectors' Draft Strategic Plan 2008-9 People Working in Partnership.

Shelter Budget Submission 2008-9

As a peak body Shelter is committed to ensuring a State Budget Submission is delivered to Treasury each year as part of the community consultation process. The submission is based on consultations with members and other community organisations and is approved by the Shelter Management Committee. This year the submission has 32 recommendations based on 8 key areas:

1. Affordable Housing - Social Housing
2. Private Rental Programs
3. Enhanced Capacity of the Community Sector
4. Consumer Protection in the Private Rental System
5. Home Ownership
6. An Improved Planning System
7. Responses to Homelessness
8. Migrant and Refugee Housing

Consumer Protection and Legislation

- Submissions to Consumer Affairs on: the Residential Deposit Authority and exemptions to the Residential Tenancy Act. The submission included a range of case studies from services.

executive officer's report continued...

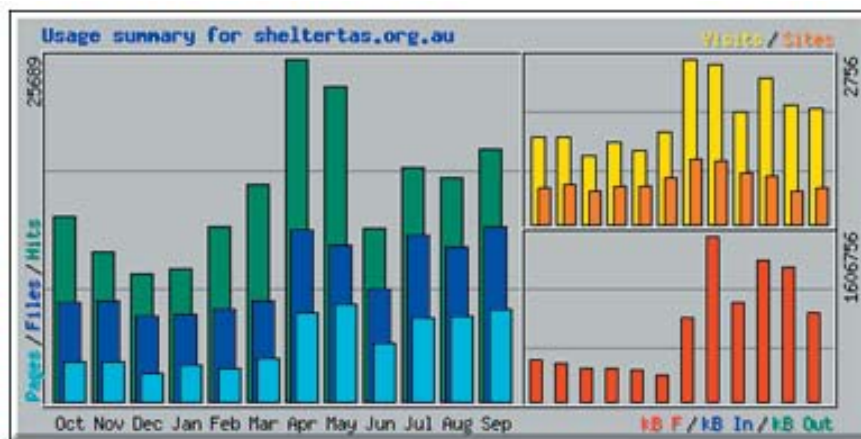
Communication – www.shelertas.org.au

A key role for a peak body is to communicate with its members, stakeholders and the community. Over the last year Shelter has actively engaged in providing information to members across a range of media on housing and homelessness related issues. This has included quarterly mail outs and regular electronic bulletins. Since the introduction of the web page in 2004 we have expanded its functions and use: for instance, the year's usage in 2005/6 was 75,000 hits, in 2006/7 100,000 and this year it was over 189,000, while visits doubled to over 21,700 in the year. Shelter sends

out a weekly e-news bulletin and we currently have over 200 subscribers.

All Shelter's submissions and publications are posted on the site to enable wider community access. This year we started a community housing page and intend to build on it over the coming months.

Usage Statistics for shelertas.org.au
Summary Period: Last 12 Months
Generated 01-Oct-2008.



Summary by Month												
Month	Daily Avg				Monthly Totals							
	Hits	Files	Pages	Visits	Sites	kB F	kB In	kB Out	Visits	Pages	Files	Hits
Sep 2008	630	438	229	63	598	860393	0	0	1916	6897	13160	18923
Aug 2008	541	375	204	63	536	1301969	0	0	1980	6343	11640	16772
Jul 2008	565	400	203	78	796	1363954	0	0	2423	6313	12423	17543
Jun 2008	482	311	159	68	845	951792	0	0	1861	4319	8403	13022
May 2008	814	405	250	91	1060	1606756	0	0	2658	7275	11746	23627
Apr 2008	856	429	219	91	1084	817153	0	0	2756	6592	12883	25689
Mar 2008	525	241	103	49	774	258427	0	0	1521	3196	7494	16284
Feb 2008	451	239	86	42	640	300181	0	0	1219	2521	6957	13083
Jan 2008	320	210	89	44	635	327481	0	0	1375	2779	6535	9940
Dec 2007	308	207	67	36	558	314408	0	0	1146	2090	6447	9552
Nov 2007	373	251	100	48	651	362659	0	0	1458	3026	7539	11206
Oct 2007	447	239	94	46	603	394453	0	0	1442	2932	7435	13883

executive officer's report continued...

Conclusion

2008 has been a very exciting year, and for me as Shelter's Executive Officer one of the most demanding so far. Shelter is a great place to work, as it's based in an energetic and dynamic culture of constant communication between staff, management and membership. Shelter also works closely with a range of National and State peaks, government agencies and politicians. I would like to thank all those people who have provided such a positive and collaborative environment to work in, allowing Shelter to achieve so much throughout this bumper year. This includes, but is not limited, to:

- All the member organisations who support the work of Shelter Tas by allowing their staff to participate over the range of activities Shelter has undertaken this year.
- Andy Witt, as Chair of Shelter. Andy has provided great leadership, inspiration and support.
- The Executive and Management Committee - the powerhouse of Shelter who, despite all having busy jobs, contribute their considerable knowledge, expertise and time.
- Fellow staff members Therese Bromfield and Trudy Kuilenburg, for their work throughout out the year.
- The Shelter members, who this year have contributed to policy formation and submissions, as well as raising a broad range of issues and solutions on housing and homelessness services for the clients they deal with on a daily basis.
- The many tenants and people in housing crisis who share their experiences and know best what is needed for accessing housing suitable to their needs. This gives Shelter a strong credibility when lobbying to improve housing policy and consumer protection issues on a wider structural level.

On behalf of the Committee I would like to thank the former Minister for Health and Human Services, Lara

Giddings, and the new Minister for Human Services, Lin Thorpe, and their advisors for their ongoing support and access over the past year. Also, the Executive Director of Housing Tasmania, Mercia Bresnehan, and the many Housing Tasmania staff we meet with and make contact with on a regular basis. Shelter has also worked closely this year with Consumer Affairs and Fair Trading, the Social Inclusion Unit and the Office for the Community Sector, and we look forward to continuing working in partnership.

Pattie Chugg
Executive Officer

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www.abs.gov.au

Shelter Tas 2007, Housing Affordability in Tasmania: Survey of Tasmanians who are Renting (undertaken for the Shelter Tas Submission to the Legislative Council Select Committee Housing Affordability in Tasmania Inquiry) August 2007 www.shelertas.org.au

Shelter Tasmania 2008, Shelter Members' feedback on reducing homelessness: Executive Summary. Hobart www.shelertas.org.au

other ACTIVITIES

Summary of Other Shelter Activities 2007-8

Shelter participated in, and provided State and National Delegates to, the following:

National focus

National Shelter

- National Council Meetings in Melbourne and Adelaide
- Housing Summit Meeting in Canberra
- State Reports

Council of Homeless Persons Australia

- Delegate and State Reports

Homelessness Australia

- National Peak hook-ups
- Board Member
- Delegates for Green Paper Working Group
- National Homelessness Conference Adelaide

Community Housing Federation of Australia

- Delegates and State Reports

National Housing Conference Sydney

National Rental Housing Advocacy Day in Canberra

Tasmanian focus

Premiers Housing Working Group

Meetings with the Minister for Human Services

Meetings with the Minister's Advisors

Agency Sector Forum

- Housing Representative for Community Sector
- Housing Advisory Working Group

Shelter Executive/Housing Tasmania Meetings

Housing Tasmania

- Public Housing Rent Setting Working Group
- Ex-Prisoner Transitional Support Program Evaluation and Advisory Group

Supported Accommodation Assistance Program

- SAAP Southern Service Providers Forum
- SAAP North/Northwest Service Providers Forum
- Chair Statewide SAAP Forum

Ministerial Consumer Advisory Committee Member

Social Inclusion Unit

- Counting the Homeless Working group
- Regional meeting.

Consumer Affairs and Fair Trading

- Exemption to the RTA meeting and submission
- Residential Deposit Authority consultations

TasCOSS

- Board Member
- Tasmanian Social Policy Council
- Attend Fairer Futures Conference -
Chaired Housing Session

Private Rental Support Service Reference Group

Women's Emergency Service Providers (WESP)

Peak Network Meetings

Statewide Youth Housing Group (SWYG)

Range of other meetings as required, reported in monthly activities report

Research

Three surveys conducted with members and clients on housing and homelessness issues. Contributed to a range of research topics, consultations and assisted students

Public Comment

Range of media interviews and media releases

The logo for National Shelter Inc. features a stylized house icon with a person inside, positioned above the word "national" in a smaller font. Below "national" is the word "shelter" in a large, bold, sans-serif font, followed by "inc." in a smaller font. To the right of the logo, the word "report" is written in a large, bold, sans-serif font.

national shelter inc. report

Shelter Tas is part of the National Shelter network which affiliates all State and Territory Shelters. National Shelter meets face to face twice a year at National Council Meetings, as well as keeping up regular contact via phone hook-up and emails. Work done at a national level has the potential for far greater affordable housing outcomes than can be achieved at the State level. National Shelter chairs the National Housing Alliance.

The past several months have been an intensive period for National Shelter. Since the National Homelessness Conference in May we have been looking at the homelessness Green Paper as well as continued work on the National Affordable Housing Agreement (NAHA), both through the Summit Group and also as National Shelter and in partnership with CHFA, ACOSS and Homelessness Australia, working up a national campaign on public and community housing. On top of this we have submitted to FAHCSIA for a project to deliver a series of state-based meetings examining options for senior's housing.

NAHA

The National Affordable Housing Agreement has been the subject of several roundtables conducted by the National Affordable Housing Summit Group. Held in Brisbane, Melbourne and Sydney these forums have been the only opportunity for any discussions about what could be in a NAHA. The clear message which came out of the forums is that we have a once in a generation opportunity for major reform at the National and State levels about our approach to affordable housing. Participants have made many suggestions about how to shape a NAHA and these have been provided to the Commonwealth as a guide to what participants felt a NAHA could and should achieve.

A major flaw in the NAHA process has been the lack of any public discussion or process regarding these issues. While the Summit Group has consistently provided advice to FaHCSIA, we have not discussed this advice as part of a consultation - formal or otherwise. If we contrast this to the homelessness process, which is only a relatively small part of the NAHA, FAHCSIA has engaged consultants to help with input, has delivered a Green Paper and a White Paper, and has received hundreds, if not thousands, of submissions to further its considerations.

A consistent theme of the Summit Group, backed up by National Shelter, has been a call for the Commonwealth to establish an implementation committee to assist its development of the NAHA and to provide advice on how best to execute it. For example: what should targets look like? What are the respective appropriate roles for Commonwealth, State and Local Governments? How do we get better value out of these proposals through linking different subsidy schemes together to enhance their value? These are just a few of the issues we are concerned with and are yet to see any call for public input on.

Another major concern is that parts of the NAHA are not being approached as a major systemic and systematic change, but are being considered as piecemeal components of a new agreement, which is only a reworking of existing agreements with the addition of some new programs.

The general approach to NAHA is a good one and generally supported. The introduction of the National Rental Affordability Scheme (NRAS), the Housing Affordability Fund (HAF), First Home Saver Scheme and the general umbrella approach of bringing homelessness programs under the NAHA are all good and sensible approaches. However, if that is all that is

national shelter report cont...

achieved we will have missed the point about reform. The NAHA process is a genuine opportunity to recast housing, homelessness and related programs into a comprehensive review of housing treatment in Australia. The real danger as we await the approaching COAG meeting is that the Commonwealth and States do not get the appropriate incentives right and provide for perverse outcomes instead of encouraging all parties to contribute to better housing outcomes that attract investment.

A missing element so far has been the absence of any commitment to increasing public and community housing funding. Over the past 12 years some \$3.5b was stripped from the Commonwealth State Housing Agreement (CSHA). It may miss the opportunity to examine the distortions in housing created by the tax treatment of housing. It may fail to reform the excessively targeted approach in public and community housing. We need to move away from the divisive State versus Commonwealth approach and agree to new improved funding levels for both capital growth and recurrent expenditure based on good outcomes.

National Campaign on Public and Community Housing

As a result of these concerns National Shelter has embarked on a campaign to restore the heart of our public and community housing systems. Housing Australia Fair specifically calls for the following:

1. A Growth Target should be established involving an increase in the stock of public and non-profit housing by 30,000 additional dwellings by 2012.
2. An Affordable Housing Growth Fund should be established with funding of \$7.5 billion over 4 years strictly ear-marked for expanding the stock of public and non-profit housing, contributed on a proportional matching basis by the Commonwealth and the States/Territories.

3. An Operating Subsidy Program should be established, with funding of \$3.5 billion over four years provided by the Commonwealth.
4. These funding arrangements will require approximately \$5 billion above funding currently provided by the Commonwealth and State/Territory Governments through the Commonwealth State Housing Agreement (CSHA).
5. New stock should meet standards relating to dwelling quality, disability accessibility and energy efficiency.
6. Commonwealth Rent Assistance (CRA) should be reviewed to ensure that it best meets the needs of all low income renters. As a first step, the maximum rate of CRA should be increased by 30% for low income households currently receiving the highest rate of CRA at a cost of \$500 million per annum.

These are consistent with calls made by the Affordable Housing Summit Group but are focussed specifically on social housing and CRA rather than the more extensive agenda of the summit group.

SGM and New Constitution

On August 29 this year National Shelter adopted a new constitution to allow it to broaden its base and to bring the constitution up to new model rules. The major changes are:

1. To create a new class of membership - National Member Organisations - to fully enfranchise national organisations as voting members with the ability to sit as active members of the governance of National Shelter.
2. To remove time limits on positions held on the Management and Executive committees.

Adrian Pisarski
Chairperson
National Shelter

treasurer's REPORT

Treasurer's Report year ended 30th June 2008

Shelter commenced the 2007/2008 financial year showing \$28,415 in total equity.

Shelter Management committee

We began the year with a small surplus of \$1,764.

The revenue from memberships rose to \$7,133

which is up slightly on last year by \$160.

We were able to fulfil all our commitments without utilising a deficit facility.

The total grant received from DHHS was \$144,564, increased in line with CPI. The DHHS has allocated a grant of \$11,000 to replace and upgrade our computers and printer, with a promise of a further \$2,500 for maintenance of hardware equipment and software.

In our previous annual State Budget Submission we pursued funding for a community development officer to build the capacity of the community housing sector in Tasmania. This has not eventuated and we will include this in our future budget submissions.

The www.shelertas.org.au website continues to be extensively utilised by our members and by our Shelter Management committee members, who are able to access information quickly, download and print the Newsletter, as well as accessing information regarding meetings, statistics, etc. This has had a positive impact on information sharing and our printing budget. Thank you everyone, keep it up!

Funding for a Shelter Tas vehicle was not granted for the previous year, however, it was decided by the Management Committee that it was necessary to approve a car allowance of \$5,000 for the Executive

Officer. This has been invaluable in aiding Pattie to schedule work commitments and meetings throughout the State. We have not been successful in sourcing funding for the vehicle allowance from anywhere else as yet and therefore this is being taken from the core funding.

The DHHS Grant for Shelter has only been for six months, which takes us to the end of December 2008, and whilst writing this report we still have not heard any further news of our future funding.

The Shelter Management Committee continued to have the accounts for this financial year audited by Robert Dyson of Lorkin Delpero Harris Chartered Accountants. A copy of the Independent Auditor's report to the members of Shelter Tasmania is attached to the Annual General Report. Shelter staff members implemented all the changes recommended by the auditors from the previous audit and I would like to take this opportunity to thank Pattie, Therese and Trudy for the excellent way they maintain the financial records on behalf of Shelter.

As Treasurer for Shelter Tasmania, I would like to thank all the management committee members for their continued support and assistance and in particular Andy, who has done a great job as our Chair, and Pattie for her enthusiasm and dedication to her position as Executive Officer.

I would also like to take this opportunity to thank the Executive Director of Housing Tasmania for her continued support of Shelter Tasmania.

Avril Lever

Treasurer - Shelter Tasmania Inc

30th October 2007

Financial Package

Shelter Tasmania Incorporated

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF

SHELTER TASMANIA INCORPORATED

Scope

We have audited the attached financial report comprising Statement of Financial position and Income and Expenditure statement for the year ended 30 June 2008. These statements have been prepared on the basis set out in Note 1 to the financial report.

The Executive Committee is responsible for the preparation and presentation of the financial report. We have conducted an independent audit of these accounts in order to express an opinion on them to the Members.

The financial report has been prepared for distribution to the Members for the purpose of fulfilling their requirements under the Associations Incorporation Act (Tas) 1964. We disclaim any assumption of responsibility for any reliance on this report to any person other than the Members, or for any purpose other than that for which it was prepared.

Our audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance as to whether the accounts are free of material misstatement. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial statements.

These procedures have been undertaken to form an opinion as to whether, in all material respects the financial report:

- (i) is presented fairly in accordance with the basis of accounting outlined in Note 1 to the accounts; and
- (ii) present a true and fair view in accordance with the requirements of the Associations Incorporation Act (Tas) 1964; including whether
- (iii) proper accounting records and other books have been kept during the period covered by the accounts.

Statements of Accounting Concepts and Accounting Standards are not applicable to the basis of accounting adopted by Shelter Tasmania Incorporated.

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

Qualifications

1. It is not practical for the Society to establish complete accounting control over all income prior to the initial entry into the accounting records and accordingly it is not possible for our examination to include audit procedures to extend beyond the amounts of such income recorded in the accounting records of the entity.
2. We have not inspected material items of fixed assets and have relied on representations from the Executive Committee as to the existence and carrying value of all items.

Qualified Audit Opinion

In our opinion, except for the effects on the financial report, if any, of the matters referred to in the qualification paragraph, the financial report presents fairly in accordance with the basis of accounting outlined in Note 1 to the financial statements and the requirements of the Associations Incorporation Act (Tas) 1964 the financial position of Shelter Tasmania Incorporated at 30 June 2008 and the results of its operations for the year then ended.

**Lorkin Delpero Harris
Chartered Accountants**



Robert Dyson - Auditor
31 Davey Street
HOBART TASMANIA

Dated: 22/10/2008

SHELTER TASMANIA INCORPORATED

STATEMENT BY MEMBERS OF THE COMMITTEE FOR THE YEAR ENDED 30 JUNE 2008

The Committee have determined that the association is not a reporting entity.

The Committee have determined that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the accounts.

In the opinion of the Committee, the financial statements being Balance Sheet, Income and Expenditure Statements, Depreciation Schedule and Notes to and forming part of the Accounts.

1. present fairly the financial position of Shelter Tasmania Incorporated as at 30 June 2008; and
2. at the date of this statement there are reasonable grounds to believe that Shelter Tasmania Incorporated will be able to pay its debts as and when they fall due.

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



Andrea Witt, Convenor



Avril Lever, Treasurer

Dated this

28th October 2008

SHELTER TASMANIA INCORPORATED
INCOME AND EXPENDITURE STATEMENT
FOR THE YEAR ENDED 30 JUNE 2008

	2008	2007
	\$	\$
INCOME		
Bank Interest	4,311	4,055
DHHS Grants (Note 4)	144,564	139,390
Other Grants	0	0
Membership	7,133	6,973
Sundry receipts	484	164
TOTAL INCOME	156,492	150,582
EXPENDITURE		
Audit	1,520	1,375
Bank charges	282	290
Car Allowance	8,500	0
Computer Expenses	1,893	1,148
Consultant's Fees	1,095	1,265
Depreciation	1,981	2,675
Electricity	864	1,203
Equipment and Maintenance	139	0
Forums and Meetings	1,700	1,628
Insurance	1,220	1,296
Leave Provisions	3,404	8,715
Legal Costs	0	0
Memberships	1,596	1,345
Office Expenses	1,076	1,253
Postage	723	625
Printing and Stationery	2,744	1,560
Rent	17,896	18,812
Resource Materials	315	498
Repairs and Maintenance	12	276
Staff Entitlement	4,488	3,526
Sundries	317	388
Superannuation	7,673	7,198
Telephone and Conferencing	2,393	2,125
Training	1,099	1,555
Travel and Accommodation	5,436	3,564
Unpaid Memberships	0	0
Wages and Salaries	86,362	81,432
TOTAL EXPENDITURE	154,728	143,752
NET SURPLUS / (DEFICIT) FOR THE YEAR	1,764	6,830

The accompanying notes form part of these accounts.

SHELTER TASMANIA INCORPORATED
INCOME AND EXPENDITURE STATEMENT
FOR THE YEAR ENDED 30 JUNE 2008

	2008	2007
CURRENT ASSETS		
Commonwealth General Cheque Account	12,100	15,604
Commonwealth Cash Management Account	28,014	9,447
Commonwealth Employment Liability Account	47,187	39,037
Petty Cash	100	100
	<u>87,401</u>	<u>64,188</u>
NON CURRENT ASSETS		
Equipment at Cost	25,934	25,934
Less Accumulated Depreciation	(17,147)	(15,166)
	<u>8,787</u>	<u>10,768</u>
TOTAL ASSETS	<u>96,188</u>	<u>74,956</u>
LIABILITIES		
Trade Creditors	307	181
Grants in Advance	10,000	-
GST Liabilities		
GST Collected	3,850	2,744
GST Paid	(1,279)	(1,361)
Payroll Liabilities		
PAYG Tax	4,236	3,974
Provisions		
Annual Leave Provision	7,400	6,689
Annual Leave Loading Provision	932	1,170
LSL Provision	18,611	15,680
Staff Entitlement - Redundancy	23,716	19,228
	<u>67,773</u>	<u>48,305</u>
NET ASSETS	<u>28,415</u>	<u>26,651</u>
EQUITY		
Retained Earnings	26,651	19,821
Current Earnings/(Deficit)	1,764	6,830
	<u>28,415</u>	<u>26,651</u>

The accompanying notes form part of these accounts.

SHELTER TASMANIA INCORPORATED

NOTES TO AND FORMING PART OF THE ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2008

NOTE 1: STATEMENT OF ACCOUNTING POLICIES

This special purpose financial report has been prepared for distribution to the members to fulfil the Committee's financial reporting requirements under Shelter Tasmania's Constitution and the Associations Incorporation Act (Tas). The accounting policies used in the preparation of this report, as described below, are consistent with the financial reporting requirements of the Shelter Tasmania's Constitution and with previous years, and are, in the opinion of the Committee appropriate to meet the needs of members:

- (a) The financial report has been prepared on an accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to Shelter Tasmania Incorporated because it is not a "reporting entity".
- (c) Other significant policies:

Depreciation of Non-Current Assets

Depreciation is provided on fixed assets by charges against income at rates governed by the Commissioner of Taxation which will depreciate an asset over its normal useful life.

Income Tax

The Shelter Tasmania Incorporated is exempt from income tax under Section 23(g) (v) of the Income Tax Assessment Act 1936 (as amended), as the organisation has been established for community services purposes.

NOTE 2: INCORPORATION

Shelter Tasmania Incorporated was incorporated in 1981, under the Associations Incorporation Act, 1964 (as amended) in the State of Tasmania.

NOTE 3: LIABILITY OF MEMBERS

The rules of Shelter Tasmania Incorporated state that in the event of winding up of the association, members are not liable to contribute towards the payment of the debts and liabilities of the association.

SHELTER TASMANIA INCORPORATED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2008

NOTE 4: GRANTS	2008	2007
DHHS Grant Quarter 1	57,825	55,756
DHHS Grant Quarter 2	28,913	27,878
DHHS Grant Quarter 3	28,913	27,878
DHHS Grant Quarter 4	28,913	27,878
Total Grants (Excluding GST)	<u>144,564</u>	<u>139,390</u>

