Supported by the Crown through the Department of Health and Human Services.
## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>About Shelter Tas</td>
<td>2</td>
</tr>
<tr>
<td>Our Team</td>
<td>3</td>
</tr>
<tr>
<td>Management Committee and Staff</td>
<td>4</td>
</tr>
<tr>
<td>Representations 2014-15</td>
<td>5</td>
</tr>
<tr>
<td>Chairperson’s Report</td>
<td>6</td>
</tr>
<tr>
<td>North West Committee Members’ Report</td>
<td>9</td>
</tr>
<tr>
<td>Northern Committee Members’ Report</td>
<td>12</td>
</tr>
<tr>
<td>Southern Committee Members’ Report</td>
<td>15</td>
</tr>
<tr>
<td>Homelessness Australia and Council for Homeless Persons Australia Report</td>
<td>17</td>
</tr>
<tr>
<td>and Community Housing Industry Association Report</td>
<td></td>
</tr>
<tr>
<td>National Shelter Report</td>
<td>18</td>
</tr>
<tr>
<td>Shelter Tas Report on Activities</td>
<td>19</td>
</tr>
<tr>
<td>Executive Officer’s Report</td>
<td>24</td>
</tr>
<tr>
<td>Treasurer’s Report</td>
<td>26</td>
</tr>
<tr>
<td>Financial Statement</td>
<td>27</td>
</tr>
</tbody>
</table>
Shelter Tasmania is an independent not-for-profit housing and homelessness peak organisation funded by the Department of Health and Human Services. Shelter Tas represents the interest of housing consumers on low incomes and housing providers across Tasmania.

Shelter Tas’ 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 Tas. Shelter Tas 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.

**About Shelter Tas**

**Vision**

Affordable, appropriate, safe and secure housing for all and an end to homelessness.

**Mission**

To provide a united voice for services and service users that creates a framework to effect positive change in the housing and homelessness sector.

Shelter Tas is 40 years old!

We were established in 1975. For 40 years, we have worked to ensure that low-income and disadvantaged people in Tasmania have access to housing that is affordable, safe, secure and appropriate to their needs. In the 90s we changed our Constitution to extend our focus to homelessness issues. We are proud to continue our role as the peak body for housing and homelessness across Tasmania.
Management Committee and Staff 2014-2015

Executive Members

CHAIR
Belinda Jones
Anglicare Accommodation Services

VICE CHAIR
Andrea Witt
CatholicCare

SECRETARY
Jed Donoghue
Salvation Army Housing and Homelessness Services

TREASURER
John Stubley
Hobart City Mission

PUBLIC OFFICER
Jenny Bertram
Magnolia Place-Launceston Women’s Shelter

QUALITY IMPROVEMENT OFFICER
Belinda Jones
Anglicare Accommodation Services

Committee Members

Andrea Witt
CatholicCare
Proxy - Jacinta Atkins

Meredith Barton
Tenants’ Union Tasmania
Proxy - Phil Hoffen

Lisa Roberts
Housing Choices Tasmania
Proxy - Sally Pugsley

Stephen Hill
Launceston City Mission
Proxy - Mark Sytsma

Jed Donoghue
Salvation Army Housing & Homelessness Services
Proxy - David Priddle

Shane Leonard
Youth, Family & Community Connections
Proxy - Ros Atkinson

John Stubley
Hobart City Mission
Proxy - Annette Clark

Belinda Jones
Anglicare Accommodation Services
Proxy - Louise Bieser

Jenny Bertram
Magnolia Place, Launceston
Women’s Shelter
Proxy - Amanda Henri

Ria Brink/Tash Blyth
Karinya Young Women’s Service

Michael Douglas
Colony 47
Proxy - N’didi Okwechime

Melissa Palframan
Community Housing Ltd
Proxy - Leonnie Hyde

Management Committee Meetings Held 2014-15

JULY 2014
Wednesday 30

AUGUST 2014
Wednesday 27

OCTOBER 2014
Wednesday 22

NOVEMBER 2014
Friday 28 (AGM)

FEBRUARY 2015
Wednesday 4

MARCH 2015
Wednesday 4

MAY 2015
Wednesday 6

JULY 2015
Wednesday 29 & 30 (Strategic Planning)

Staff

EXECUTIVE OFFICER
Pattie Chugg
(1 FTE)

POLICY OFFICER
Cynthia Townley
(.8 FTE)

ADMINISTRATION OFFICER
Trudy Kuilenburg & Sue Lush-Saunders
(.3 FTE)

FINANCIAL OFFICER
Paul Duncombe
(Casual)

PUBLICATION & INFORMATION OFFICER
Meg Smith
(.6 FTE)

ADMIN SUPPORT OFFICER
Natalie Lo
(Casual)
Representations for 2014-2015

Shelter Tasmania represents the housing and homelessness sector on a number of committees and working groups and provides State and National delegates to the following:

**National Focus**

**National Shelter**
- National Council Meetings – State delegate
- National Policy Officers’ Network

**Council of Homeless Persons Australia**
- Board Member and State delegate

**Homelessness Australia**
- Board Member
- National Peak teleconferences

**Community Housing Federation of Australia**
- State Peak contact
- State delegates and State reports
- National Policy Officers’ Network

**Community Housing Industry Assoc. (CHIA)**
- Policy Network and Implementation Working Group

**Tasmanian Focus**

**Advice to Government**
- Meetings with the Minister for Human Services
- Meetings with Shadow Minister for Housing and Homelessness
- Meetings with the Minister’s advisors
- Member of Minister’s Roundtable on Affordable Housing Strategy
- Planning Taskforce - Community Consultation Group

**Tasmanian Audit Office**
- Performance Audit - Advisory Body member

**Housing and Homelessness Reform**
- Chair of Tasmanian Youth Housing and Homeless Group
- Member of the Affordable Housing Strategy (AHS) Steering Group
- Member AHS Consultative Group
- Member of Joined Up Service System Tasmania project
- Member Housing Connect Marketing and Promotional Working Group
- Member Housing Connect Southern Working Group
- Member Regulation of Not-for-Profit Housing Advisory Committee
- Member Homelessness Data Collection
- Member Common Waiting List/Assessment Tool
- Member Supported Accommodation Facilities Working Group

**Capacity Building, Leadership and Partnerships**
- Community Sector Peaks and Government Strategic Forum
- Community Sector Peaks Network
- Chair Community Housing Capacity Building Reference Group
- Partnership with Housing Tas and Centre for Training in Social Housing and Skills Tasmania to deliver social housing training
- Mental Health and Homelessness meetings
- Partners in Recovery Reference Group
- Ageing and Housing Working Group
- Policy Officer Network Meetings
- Community Sector Workforce Development Round Table
- Chair and convene Workforce Development Strategy Reference Group for homelessness sector
- NDIS and Housing Group

**Consumer Engagement**
- Chair Consumer Engagement Strategy Reference Group

**Housing Tasmania**
- Affordable Housing Strategy Steering Group and Working Groups
- Shelter Executive/Housing Tasmania Meetings
- Three Strikes Working Group
- Training Advisory Meetings

**Specialist Homelessness Services (SHS)**
- Chair and convene SHS North/Northwest and Southern Services Meetings
- Chair and convene Statewide SHS Forum

**Consumer Affairs and Fair Trading**
- Member of the Residential Tenancy Act (RTA) Review Committee
- Member of RTA Amendments Working Group

**Other**
- Member Hobart City Council Social Inclusion Advisory Group
- Member Women’s Emergency Service Providers (WESP)

**Public Comment and Conference Presentations**
- Range of media interviews, Talking Point articles, media releases and social media communications
- Guest speaker H.E.L.P Film Festival

**Research**
- Independent and collaborative research and participation with other organisations
- Contributed to a range of research topics, national and State-based consultations and assisted students
As I sit down to write my first Chair’s Report for Shelter Tas and reflect on the past year, it’s hard to believe what we’ve managed to achieve over the last twelve months. If I were to provide a sample of such achievements they’d go something like this:

- completed a consumer engagement project;
- developed a workforce development strategy in consultation with the homelessness sector;
- successfully delivered ‘ice’ training in collaboration with ATDC across the State;
- produced and submitted a submission for the State’s Budget process;
- participated in a range of consultations and reference groups such as the Affordable Housing Strategy, State Audit Office Review of housing and Hobart City Council consultations on affordable housing;
- chaired and participated in numerous meetings and forums across the State including the Specialist Homelessness Services forums, Tasmanian Youth Housing & Homelessness Group and Social Housing Information Group;
- undertaken advocacy on behalf of our members such as getting commitment from Government on the NPAH;
- regularly met with both Government and Departmental representatives to convey our members’ issues and advice;
- continued to participate in and support our national peak bodies and counterparts;
- produced regular newsletters and activity reports for our members and Board outlining key developments in policy, research and operational matters;
- undertook a review of our constitution and reviewed a large number of our policies and procedures as part of continuous quality improvement;
- conducted a two day strategic planning process that produced a 2015-18 strategic plan;
- kept our members abreast of the local and national housing and homelessness issues as they arose and provided mechanisms for feedback on these issues;
- surveyed our members; and
- engaged with various forms of the media to highlight the issues relating to housing and homelessness and how they affect some of the most vulnerable in our community.

Once again, as I have done for the past few years, I find myself thinking “wow… it’s been another big year.” This year has also been one of significant highs and lows. From the excitement of the release of our Affordable Housing Strategy and Action Plan to the despair of the de-funding of our national peak bodies, and from the very welcomed announcement of a youth facility to be built in Devonport to the frustrations of the inaction of the Under 16’s protocol, it’s certainly been a mixed bag. However, with the near-completion of Trinity Hill, the announcement of initiatives under the State’s Family Violence Action Plan and the refinement and embedding of Better Housing Futures and Housing Connect, it feels like we are making some headway on issues about which we have been campaigning for many years. I say this knowing there are still far too many Tasmanians who are homeless or at risk of homelessness and too many people living in poverty; and knowing we need more affordable, safe, appropriate housing in places where people are supported to thrive.

Fresh from attending the wrap-up session of the Affordable Housing Strategy (AHS) last week I would like to congratulate the State Government on their commitment to housing and reducing homelessness in Tasmania. The Strategy provides a framework for the next ten years focused on assisting vulnerable Tasmanians (including those who are homeless or at risk) and improving housing affordability. The Plan accompanying the Strategy (describing a number of initiatives for the next four years) was not initially in scope to be released with the AHS and is a very welcome addition. We are looking forward to participating in the roll-out of the Plan and having input where we can, particularly in any monitoring or evaluation processes.

Just prior to Christmas it was announced that our three national housing and homelessness peak bodies (Homelessness Australia, National Shelter and Community Housing Federation of Australia) would no longer receive funding from the Australian Government. The announcement sent shock waves through the sector and meant our peaks suddenly had to focus on how they would survive post their committed funding. Whilst CHFA were already looking to transition into the Community Housing Industry Association (CHIA), Homelessness Australia and National Shelter had (and still have) no alternative funding. It’s disappointing that the value of peak bodies in contributing to the national housing and homelessness policy and research agendas, their ability to be a conduit to and from Government, and their capacity to provide a united voice on national housing and homelessness issues is not recognised as a significant and useful role. We will continue to work with our State and Territory colleagues to ensure there is a future for national peak bodies.
Across Tasmania this year we have seen the further development of two of the State’s flagship programs; Better Housing Futures (BHF) and Housing Connect. Both of these programs are continually improving, developing and enhancing their services. This will continue on a large scale as tools such as databases become available or are enhanced. The much anticipated Trinity Hill program that will provide 46 units of supported housing (including 16 specifically for young people with a disability) is progressing well and should see tenants moved in prior to Christmas. The announcement of a North West youth facility, as part of the State budget, will ensure long-term supported youth housing is available in each region of the State. Access to safe affordable housing for young people is an issue Shelter Tas has been advocating for over many years.

Shelter Tas, and many of our members in the housing and homelessness sectors, have been working with Housing Tasmania to develop service agreements focused on measuring ‘outcomes’ rather ‘outputs’ and identifying baseline measures and annual targets for services. This will be an even bigger focus next year when most of the Specialist Homelessness Services contracts are up for renewal. The ‘outcomes’ reporting is the first step in the transition to a unit costing model to be implemented over the next few years.

We are very grateful we have the support of our Minister for Human Services and Minister for Women, the Hon Jacquie Petrusma, who we would like to particularly thank for her ongoing commitment to Shelter Tas and the issues of housing and homelessness. We would also like to thank the Minister for the security she has provided to Shelter Tas in the form of a three year funding agreement. This will enables us to focus on our key objectives as well as being able to continue to support the housing and homelessness sector. I would also like to acknowledge the excellent working relationship we have with Housing Tasmania and would like to thank Peter White and his team for their ongoing support and collaboration.

So, while it’s been another very busy (albeit productive) year, I’m expecting that in 12 months time I will again be reflecting on the enormity of the year that has been and what we have achieved. Safe, appropriate and affordable housing is such a critical element in people’s health and well-being and, as such, Shelter Tas will continue to be a strong voice for vulnerable Tasmanians.

In closing I would like to recognise our much-loved Executive Officer, Pattie Chugg, whose dedication to the housing and homelessness sectors through her work at Shelter Tas continues to be an inspiration for me, the Board and our members. With such a small group of staff we are able to achieve so much and to that end I would also like to thank Cyn and Meg for their passion and hard work. In the latter part of 2015 we welcomed Sue to the team, in an administrative support capacity, as we farewelled Trudy, nine years to the day after she started with Shelter Tas. Thank you for everything over the past nine years, Trudy, and we wish you all the very best.

I’d also like to thank the Board of Shelter Tas for their advice, support and hard work and on a personal note to Jed, John, Jen and Andy - you guys rock - thanks for everything!

Belinda Jones
Chairperson

Raf Patterson at Homelessness Prevention Week BBQ
Trinity Hill - soon to be opened

Trinity Hill - combined accommodation and training facility for young people at risk

Magnolia Place 40th Anniversary

Shelter Tas Project Management Training

Queens Walk Launch - Jacqui Petrusma, Lisa Roberts, tenants and Michael Lennon
As in previous years, this year has been another busy one for our sector as well as a year of change. Housing Tasmania has held a number of regional and Statewide consultations to develop and finalise the draft Tasmanian Affordable Housing Strategy which, as mentioned in last year’s report, will set the picture for affordable housing in Tasmania for the next 10 years. A range of interested parties have been involved in the consultative process. These have included community services organisations, local government, real estate professionals and private developers, all of which have had input into the strategy. Finally, Housing Tasmania began the process of implementing an Outcomes Purchasing Framework which has been developed to ensure our clients receive the most effective support we can offer as a sector.

As reported in previous years, there is still a lack of adequate resources in the housing and homelessness sector in the North West Region. This, coupled with the continually high demand and occupancy rates in the private and public housing arenas, has had a large impact on the availability of suitable affordable properties. This has also resulted in young people continually finding it very difficult to access long-term stable accommodation, as they aren’t seen as preferred tenants. This is particularly true for the private sector. The State Government’s announcement of the development of a long-term accommodation facility in the Devonport area will bring some relief to this situation, with the allocation of 25 beds specifically available to young people. This announcement was warmly welcomed by our sector.

Youth, Family and Community Connections (YFCC) Crisis Accommodation Support Services (CASS) notes that this year, like previous years, has shown the consistent theme of a lack of long-term accommodation/housing for the 15 – 17 year age group in the NW. But, in saying this, around 25% of clients in this age group were able to find long term sustainable accommodation in their own right. CASS has case managed 160 clients during 2014-2015. Positive outcomes were reported across all life domains for these young people. The biggest success this year has again been the consistent numbers of young people reuniting with their families (60%).

YFCC’s Transitional Accommodation Support Services (TASS) has seen an increased demand for its transitional accommodation and outreach, with client numbers increasing to 184 clients for the 2014–2015 financial year. YFCC has accommodated 60 clients in the 24 properties, with a large number of these clients being young parents (32 Clients). As in previous years, demand has outweighed supply when it comes to accommodation and this has led to an increase from 26 last year to 40 this year. TASS has also serviced 124 clients in an outreach capacity, which also includes assisting clients to maintain their tenancy in the public or private rental market. But there is still a lack of exit points for the 15 – 17 year cohort, leading to longer tenancies in the TASS properties.

As in the previous year, YFCC again delivered the annual H.E.L.P (Homelessness: Every Life is Precious) Film Festival, which this year focussed on “who is homeless” e.g. families, individuals and young people etc. H.E.L.P entries are taken from schools Statewide and involve students making films about their perspectives on homelessness. These films are judged by youth workers, clients (current and historical) and community members, with the winners receiving generous prizes. This year there were 16 entries, with 116 students participating in the filming. 200 participated in the launches, which were this year held in the three regions (South, North and North West) and 160 people attended the screening. Due to the ever growing interest and positive feedback around this event, YFCC are in the process of developing next year’s event with plans to expand the festival across the whole organisation and involve all services.

Housing Choices reports that 2014/15 marked the first anniversary of the successful management transfer of 1,174 public housing properties on behalf of the Tasmanian Government, under the Better Housing Futures Program. This program saw the growth of Housing Choices from 5 to 25 staff and the opening of two new offices in the North West (Devonport and Shorewell Park). Housing Choices now manage in excess of 1,500 properties across Tasmania. Residents of North West Tasmania have embraced Housing Choices’ localised services, with 969 residents (83%) signing a lease with Housing Choices in the first 12 months. Housing Choices Tasmania continues to develop further relationships with key support providers. Part of this is the provision of ‘in kind’ and financial support to deliver programs which build capacity within our local communities. Another highlight for Housing Choices was its registration under the National Regulatory System for Community Housing as a Tier 1 housing provider.

Anglicare NW Reports that the past year has been a productive one for Housing Connect NW. The social housing SHIP enhancements have been fully operational for a while now and the service offered to clients is a more streamlined one. Applications for private rental assistance continue to grow, again more streamlined as all workers can now assess for this, resulting in expanded opportunities for housing. Traditionally, the North West coast is built upon networking relationships. All staff are well engaged and respected within the region, and with a new face on the West Coast we can look forward to expanding these relationships. Community tenancies within our support team continue to be of great value in assisting those most vulnerable: the Dad’s Complex is still kicking goals, enabling dads to share or have full custody of their children. Unfortunately family domestic
abuse still sees many women seeking accommodation for themselves and their children but with the support of Housing Connect staff, RAIN and Tasmanian police we have seen some positive outcomes.

In the last financial year Housing Connect North West have conducted:
- 1,399 PRA applications
- 1,243 Social Housing applications
- 365 support referrals
- 1,575 immediate resolutions
- 6,039 contacts and 1,006 follow up phone calls

The Burnie Lodge is a supported residential facility located on the North West coast which offers mid to long term housing for low income earners at risk of homelessness. The Lodge has 30 individual ensuite units with meals, linen, laundry and a games/gym room provided. The Lodge manager is onsite 24hrs a day to deal with any tenancy issues or after hour’s emergencies. Burnie Lodge also has a recreation and support worker who organises outings and general support for residents to assist with appointments etc. The Burnie Lodge generally operates at capacity and has a number of long term residents who have been at the lodge for longer than 12 months. The Lodge encourages residents to be actively involved with gardening, community activities etc. and having an input at regular residents meetings. Currently we have 4 residents who receive Home and Community Care (HACC) to assist with cleaning etc. and 4 residents who are linked in with the mental health system for assistance with medication and support. The Burnie Lodge is a safe and supported environment which allows visitors and authorised overnight stays of visitors and family.

Grove House is a supported accommodation facility in Ulverstone. Twenty tenants reside at the facility with a fulltime support worker. Over the last twelve months four tenants have vacated, three into private accommodation and one who returned to the family home. There has not been a repeat of homelessness for any of the four who have vacated. The current age group is from 19–75 years of age. The current mix is seven females and thirteen males. Out of the twenty, fourteen have a range of mental health issues but only three receive ongoing service by Adult Mental Health Support and three attend counselling. There are two clients who are vision-impaired and four clients are aged. Several clients have chronic health conditions. One tenant attends University, two clients are enrolled in TAFE courses, three clients are involved in LINC programs and four clients do active volunteering. Six of the twenty tenants receive HACC, four of those for domestic assistance and the other two for social support. The support worker organises a range of activities as well as participating in community connectedness activities. Grove House is a safe environment. Tenants are well supported and the facility is also affordable, resulting in seven tenants travelling to the mainland to visit family during the last twelve months.

Warraweé Women’s Shelter reports that the 2014-2015 year has been a very busy one, as they have moved towards accreditation with the help of Quality Innovation Performance (QIP) and the Standards and Performance Pathway. They have also seen domestic violence being highlighted at national and State level, and DV has continued to be the dominant cause of women seeking assistance with Warraweé Women’s Shelter, followed by housing crisis. As in previous years, Warraweé is continuing to see a large number of residents presenting with very complex multiple issues – including financial, mental health, drug and alcohol addictions, legal matters, physical ailments and significant safety concerns.

Warraweé has continued to support a significant number of single women, with half of the women presenting without accompanying children. These residents continue to present challenges in relation to long-term housing, with those receiving Newstart living on an unsustainable level of income and private rentals usually too expensive for this client group. While Warraweé is pleased to report that they have experienced significant successful outcomes with increased placements into Housing Tasmania and Housing Choices, large families have continued to present issues in relation to long-term housing with few larger homes available in public and community housing and most private landlords unwilling to give this particular client group an opportunity. Access to legal services and counselling for children continue to be major challenges for the service and we are lobbying in the hope that recently announced Federal and State funding may move to address these shortages.

Oakleigh Accommodation Service (OAS) continues to house and support homeless women, children and men. They work closely with Housing Tasmania as well as Housing Choices. Over the past year their properties have averaged 90% occupancy across all programs, with downtime only for maintenance, cleaning etc – there are always people waiting for accommodation to become available. Single men’s accommodation has increased from three units to four in July 2015. OAS has experienced a steep rise in people presenting with a mental health issue. In recent weeks there has been an increase in the number of people using ice. There is still a need for more accommodation for single dads with children. Nearly all of the people, especially women, who contact OAS have had some experience of domestic or family violence. Most, though, would not state that as their primary reason for making contacting, usually it is for homelessness or financial stress. However, this year there has been an increase in the number of people citing domestic or family violence as the primary reason for contacting the service. Changes to the operation of utilities or agencies can have unintentional consequences.
Aurora is phasing out the PAYG service, which could have a detrimental effect on people using the services, especially those who rely on the PAYG method to ensure that they stay connected even when funds are running low.

To close: a Good News Story from OAS, typical of the work that services on the North West coast deliver. Juanita* has been accommodated by OAS since September 2014. Juanita and her children have gone from strength to strength, moving out of a family violence/abusive relationship into crisis accommodation; transitioning to a Community Tenancy property; and, finally, moving into permanent public housing. Juanita is from a Culturally and Linguistically Diverse background, and faced many challenges living independently from her previous relationship. Juanita is now studying vocational courses at TAFE, and is engaged in the community through the Burnie LINC and the children’s school.

* Not her real name

I would like to thank the following for their input into this year’s Report:

• The Team at Warrawee
• Wendy Smith of Youth, Family and Community Connections
• Liz Leslie at Anglicare
• Nick Bond at Housing Choices
• David Priddle at Salvation Army

Finally, I would like to thank the Staff and Committee Members of Shelter Tasmania. The multi-regional membership of our peak body is an invaluable asset which provides ongoing support to all of its members.

Shane Leonard
Youth Family and Community Connections

I would like to thank the following for their input into this year’s Report:

• The Team at Warrawee
• Wendy Smith of Youth, Family and Community Connections
• Liz Leslie at Anglicare
• Nick Bond at Housing Choices
• David Priddle at Salvation Army

Finally, I would like to thank the Staff and Committee Members of Shelter Tasmania. The multi-regional membership of our peak body is an invaluable asset which provides ongoing support to all of its members.

Shane Leonard
Youth Family and Community Connections
It has again been a busy year in the North, and the following is a snapshot from services.

**Magnolia Place LWS**


People experiencing homelessness usually require more than a “roof over their heads”. Most families requiring accommodation present with a variety of needs, such as family violence and/or co-morbidity issues such as drug and alcohol, mental health and other support needs. Our pets’ shelter has been frequently utilised over the past year.

A candlelight vigil was held in May in remembrance of women who have lost their lives due to partner violence. An Anglicare worker collaborated with Magnolia Place to organise the event.

Anti-discrimination training was offered to shelter residents as well as the team. The shelter started a “one on one” program with weekly individual support for women who need to learn how to cook, clean, budget etc. The program, along with an art activity program, is funded through community support.

Shelter Tas ensures a wide representation from housing and homelessness services in their membership. At Magnolia Place LWS we were pleased to see that our State Government recognises the value of our peak body, by funding Shelter Tas for another three years. Shelter Tas is a valuable resource and support for homelessness services Statewide.

**Launceston City Mission**

The last twelve months has seen a continued demand on the accommodation services in Launceston. Total demand for long term supported accommodation has exceeded previous years, while the number of referrals for crisis accommodation remains high. The occupancy rate for Orana House, LCM’s supported accommodation service, was at 98% for the year, including independent, long term, crisis and family accommodation. 108 individual men stayed at Orana, with length of stay ranging from overnight to the whole 12 month period. For some, two years at Orana has been the longest secure tenancy of their adult life.

Those staying within the accommodation services are encouraged to participate through links with local community centres, volunteer opportunities and can access help to improve living skills and literacy levels. Contact with local services also helps develop self-esteem, confidence in different social situations and the creation of a peer support network.

LCM is now also supporting some clients who moved out of Orana into community living. This builds on the existing relationships with staff built up during a client’s time at Orana and enables maximum turnover of rooms to try and meet as much of the demand as possible. This continues alongside the support offered by Housing Connect type 2 services.

The family accommodation unit, which supports adults with children, has been utilised consistently throughout the year and continues to be an area of increasing demand. The main demographic has been fathers with children, generally who have been living in their car or with a range of other family or friends. Client referrals include migrant families waiting for public or social housing options and families who have lost their previous accommodation or have been unable to secure a stable tenancy.

**Community Housing Limited**

Under the Better Housing Futures (BHF) stage 2, Community Housing Ltd (CHL) tendered successfully for the transfer of 1,200 properties in the northern suburbs of Launceston, Mayfield, Mowbray, Ravenswood, Rocherlea and Waverly.

The structure and target outcomes of BHF aims at creating and facilitating social change through strong community development and further growth of affordable housing through a shared property sales revenue program between DHHS and BHF social housing providers.

Under the BHF program, CHL are required to achieve 40% of tenants signing over to a CHL direct lease within the first two years, and 90% within 10 years from the commencement of the program, to ensure that the improving housing conditions and further development of affordable housing growth can be achieved through the added financial facility of Commonwealth Rent Assistance.

**Provision of Tenancy Services highlights and Maintenance Services outcomes include:**

- CHL tenants have enjoyed a range of benefits including secure and ongoing tenure, localised services, property improvements, energy assessments, heating and insulation improvements
- 65% of tenants are now on a direct lease with CHL
- Creation of three traineeships employing residents from the BHF areas in tenancy management services
- A total of 340 properties (just over 25% of the stock) have had a full or partial property upgrade
- Our asset maintenance services have been extended
to maintain community used spaces such as the Pioneer Parade Community Garden

- Over the last 12 months there have been 4,760 service requests raised and attended to
- The amount spent on maintenance and repairs overall was $3,386,856. This represents all maintenance types and programs.

The planned works programs of the last 12 months included: over 120 heat pumps installed, upgrade of smoke alarms, fencing, painting, carpeting, kitchen upgrades, bathroom upgrades, vent and exhaust fan program.

Development and roll out of our Community Development Strategy included: Pioneer Parade Community Garden, Rocherlea Community Fun Day, Ravenswood Aus-kick Program, Waverley Fishing Festival, regular consultations and workshops.

Youth Futures

This financial year over a third of the Youth Futures client group have been under 16 years of age, making it extremely difficult to secure longer term accommodation.

Youth Futures have been confronted with greater instances of aggression and unpredictable, and at times, hostile behaviour. With increasing use of ice (crystal methamphetamine), it has become at times extremely difficult for staff and external services to engage with young men due to the chaotic behaviours associated with the drug. Current Australian research states, “…the risk of injury is the major occupational health and safety issue faced by front line workers.” Police, ambulance and hospital/medical workers no longer work in isolation.

Youth Futures staff continue to work alone on shift, at times coping with extremely intimidating and difficult behaviours. However, the skills and determination of staff continues to ensure that every client receives guidance and mentoring to assist them into their future.

Support from the Tasmanian Community Fund has enabled the Youth Castle project to be established. Youth Castles provide small homes for young people seeking independent accommodation, where alternative housing is not appropriate or possible. Young people volunteer their time to develop these social housing products, and the dwellings can be considered a by-product of the overall project, the main outcome being training and engagement of young people.

Anglicare/Housing Connect

Housing Connect celebrated its second birthday on October 1st and continues to undergo changes as SHIP enhancements are introduced. In June the service commenced using SHIP to complete social housing applications, which has streamlined the process. The ‘front door’ has started outreach to rural areas, firstly at George Town, which has been a huge success. Outreach to the Neighbourhood House is now provided weekly, and its success is largely due to support from staff at the Neighbourhood House.

The Regional Reference Group has been well attended and the invaluable input from a range of service providers has seen the Homelessness Action Plan published. The plan consists of 7 objectives which include: maximise participation in and access to Housing Connect services; demonstrate innovation and seek continuous improvement to services; make efficient and effective use of resources; and improve equity and consistency. Monitoring and progress meetings have commenced and will continue.

The Housing Connect After Hours Service began using SHIP in May this year and can now send referrals direct to shelters and all Housing Connect support services. Previously referrals went to the Front Door and were then forwarded to shelters and support services. Access to SHIP has allowed the After Hours Service to better communicate with services and provide a more direct referral process for people using the service. Between May and September the After Hours Services made 374 referrals for 305 people:

- 154 were men
- 148 were lone people
- 185 people self-referred
- 249 highlighted lack of family and/or community support as the reason for calling
- 185 had no tenure
- 251 were unemployed
- 103 were receiving the Disability Support Pension
- 148 last had a permanent address 1 week prior to calling.

Thyne House (30 bed Youth facility in Launceston) is delivered through a partnership by Anglicare and CHL and has provided accommodation to 51 young people in the 2014-15 financial year. The majority of young people referred to Thyne House are experiencing a housing crisis and/or the breakdown in their family relationship. This year the average length of tenure is 1.2 years, with 32% of young people residing at Thyne House for 2 years or more. Young people are generally exiting Thyne House when they have stability in their lives and have reached goals such as completing studies. This year young people rated their overall satisfaction in training, education and employment at 88%, with the majority of young people undertaking some form of education, training or employment. Most are attending secondary school, followed by vocational education and training.

Indigo Lodge provides secure, long term accommodation for 30 people (singles & couples) who choose to live in a communal environment with in-house support. Many of the people residing at Indigo Lodge choose it as their long term home. Ten people have lived at Indigo for 4 years or more (one person for 8 years) and they view the support they receive from both staff and other residents as central to their health and well-being. Initial upgrades to 8 rooms have been completed, providing ensuites to these
rooms. Renovation works to the remaining rooms and all communal areas will commence next year. Residents are excited to be part of this process, providing input into the floor plans and décor.

Thistle Street (20 bed long term accommodation for singles and couples aged 18 and over) is another facility delivered in partnership by Anglicare and CHL. Similarly to Indigo Lodge, tenants at Thistle Street are developing their own sense of community and forging friendships, and for 54% of tenants these friendships are their most significant relationships. These friendships are forged by tenants providing a cooked meal and cake to those celebrating birthdays, putting on a BBQ and watching events like the AFL Grand Final together, and participating in recreational outings outside of Thistle Street facilitated by the support worker. A number of tenants are increasing their independence by undertaking study, volunteer work and securing employment.

Karinya Young Women’s Service
Karinya has continued to be extremely busy this year, increasing bed nights and having higher numbers of 13, 14 and 17 year olds accessing the service. The younger cohort continues to “fall through the cracks” as appropriate support for this age group continues to be an issue. These young women have very limited options for support and/or accommodation and place themselves in risky situations just to get by. NYAC (Northern Youth Accommodation Coalition) and Thyne House continue to be the only real options for young women exiting Karinya, with the occasional one being successful with CHL or Housing Tasmania.

Karinya was successful in obtaining funding through The Tasmanian Community Fund and the Ian Potter Foundation to continue the Young Mums’n’Bubs program for a further 3 years, and to employ an additional program worker. The program has been running successfully now for over 3 years. We currently have 11 properties within the Launceston community and support 16 young families. We have continued to run very successful ‘health and wellbeing’ sessions this year and the young women appear to really enjoy participating.

Heidi, the Young Mums’n’Bubs support worker, presented at the 8th National Homelessness Conference on the Gold Coast in September, 2014 and received a very encouraging response from the participants.

SHS services in the North found the training on crystal methamphetamine use, organised and subsidised through Shelter Tas as part of their Workforce Development Strategy, to be highly beneficial and professional. The entire homelessness sector services report issues with ‘ice’, so we are thankful to see that the Government is looking at ways of dealing with the problem nationally.

Thanks to Pattie and her team for their dedication and support to the homelessness sector, and to the following people for their contributions to the Northern Regional report:

- Jenny Bertram, Magnolia Place-Launceston Women’s Shelter
- Stephen Hill, Launceston City Mission
- Melissa Palframan, Community Housing Ltd
- Lisa Legge and Harry Tams, Youth Futures
- Belinda Jones, Anglicare

Tash Blyth
Karinya Young Women’s Service
Southern Committee Members’ Report

It has been another year of growth, great client outcomes, strengthened collaboration and innovation for our southern services as sector reform over the last three years has begun to consolidate. Our Better Housing Futures and Community Housing Providers - Housing Choices Tasmania, Centacare Evolve Housing and Mission Australia Housing have continued to build and develop within the their communities. Housing Connect (HC) partners; Anglicare Tasmania, CatholicCare, Colony 47, The Salvation Army Tasmania and Hobart City Mission have built upon their collaborative service model with further enhancements to the SHIP integrated database, vastly improving communication between the HC Front Door, support services and shelters to enable enhanced streamlining and greater coordination of services to support our clients.

The Southern HC Front Door saw close to 8,900 clients accessing support for services such as social housing assessments, financial support to access private rental properties, advocacy, information or other types of financial support to maintain established housing, or for support to re-access housing during a period of homelessness. A strong focus for Colony 47 operating the Front Door has been on the enhancement of services targeted towards young people and people escaping domestic and family violence, with stronger relationship being forged with domestic violence and family support services Statewide.

The Southern HC Regional Reference Group (RRG) was established, along with the forming of our Northern HC counterpart RRGs, and the first Regional Actions Plans were developed bringing together a number of cross sector government, mainstream and community services to work together on issues of housing and homelessness specific to our local level.

HC Support Services have continued to build upon their collaborative relationship, focusing on their own area of specialisation while providing consistency of service across the region. The Salvation Army Tasmania HC Support Service, SASH, has traditionally supported males who were homeless or at risk of homelessness, and have continued to find that this client group is still highly represented within the service, with the 25 – 45 year olds being the most prominent. SASH’s support data has shown that client outcomes are being identified, sought and delivered in a shorter period of time than was experienced previous to the implementation of Housing Connect. Whilst we have a new model for coordinating homelessness support services, service statistics for people experiencing homelessness, or at risk of such, have not yet demonstrated a dramatic change.

People exiting prison continue to pose a challenge for services, as this cohort regularly require a uniquely specialised approach. Parolees are a huge service gap and this area has seen a substantial drop in applications for parole as the opportunities for inmates to source accommodation prior to exiting prison have diminished significantly. It is critical that we address this area.

Holding a strong presence in the area of disability support, Hobart City Mission (HCM) received 137 HC client referrals for 2014/2015 financial year, with 5,016 contacts. The service has seen a trend towards more NDIS recipients requesting assistance for accommodation. HCM deliver a suite of programs, disability support, family support, and personal and family counselling in addition to emergency relief. Staff across these service areas co-locate, sharing their professional knowledge and expertise which has become highly beneficial for client outcomes.

Having a specialised focus on youth support, Anglicare Tasmania’s Southern HC support service together with Colony 47’s HC support team and their respective youth shelters YouthCare and Mara House, CatholicCare’s Annie Kenney, as well as Launch have built a youth accommodation and support pathway model. This year protocols have been implemented across all services to formalise this framework, which has strengthened collaboration and brought our youth support and accommodation services together.

Our Southern shelters have continued to innovate, while also strengthening collaboration with HC and other support services. Jireh House women’s shelter has experienced a busy year, with services increasing to include the provision of an outreach program for families who have exited the shelter into permanent housing. This has been a valuable addition to Jireh, ensuring families are able to successfully integrate into their new community while being supported to complete unresolved legal matters and various issues they may be working through.

Bethlehem House has had a strong focus this year on building capacity to support improved health outcomes for the men residing with the service. There has been a focus on supporting the mental, physical and spiritual health of residents through a range of initiatives that have also had the support of primary and allied health professionals providing their services. All rooms are being completely refurbished and fitted out. The Bethlehem House cohort is shifting to a younger target group, but there has been greater success in supporting clients into more stable accommodation outcomes upon exiting the shelter and, as a result, fewer clients experiencing episodic homelessness are returning.
Common Ground Tasmania (CGT) have also been achieving great client outcomes, reaching full occupancy and zero rent areas for the year. To date, CGT have accommodated 83 formerly homeless men and women. 25% of all of the tenants are over the age of 55, with the overall average period of homelessness experienced by all formerly homeless tenants being 8yrs, 18% have been housed for over 12 months and 17% have been housed for over 2 years. In addition, over half of the tenants residing at CGT as affordable housing tenants have also been able to access brief intervention support to sustain their housing. CGT has also been working closely with Housing Connect and all Southern adult shelter services to ensure people at risk of family violence are prioritised for housing at secure Common Ground sites. November 2015 will mark 4 years since CGT launched the greater Hobart street homelessness survey.

Reporting a 35% increase in clients experiencing mental health issues for the year, McCombe House have supported 36 families and 15 individual women seeking accommodation, with 29 cases related to domestic violence and 22 related to other causes of homelessness. In addition to the wonderful support McCombe delivers on-site, this year the service continued to raise funds for the Salvation Army’s Making It Happen project through their annual National Women’s Day morning tea, supporting women around the world experiencing many forms of disadvantage and oppression.

Since 2013, Mission Australia Housing has managed 500 social homes in Clarendon Vale and Rokeby. In collaboration with local residents, they developed The Clarence Plains Master Plan, which focuses on projects to achieve economic, educative, environmental and physical change. They have successfully upgraded 157 homes on budget, with 104 of these receiving a new heating system, which is vital in chilly Tasmania. As a result, they have received funding for a business mentoring consultant for the local Men’s Shed. In 2014, they received a $20,000 grant from Church Communities Australia to implement a gardening and nutrition project at Clarence Plains. The plan for the year ahead is to expand the community garden and assist tenants to build fruit and vegetable gardens in their homes.

The last year has been successful and productive for the Tenants’ Union of Tasmania (TUT), with advice, advocacy and education services reaching across the State. 2,936 people contacted TUT services, requesting support, advocacy and information. The Community Law Reform and Policy work includes amendments to the Residential Tenancy Act, including minimum standards in rental properties and privacy provisions. Together with Shelter Tas, TUT wrote a letter to all Legislative Council members calling for these standards to be passed. Each quarter we publish rent statistics compiled from bond lodgement forms, collected by the Rental Deposit Authority. TUT worked closely with Shelter Tas on both their Budget Submission and questions for Budget Estimates.

Thank you to everyone who contributed to the Southern Report. I look forward to working with you and Shelter Tas in the coming year.

Michael Douglas,
on behalf of Southern SMC members.
HA and CPA Board Members’ Report

Council for Homeless Persons Australia (CHPA)

CHPA advocates for social justice for families and single adults who are homeless or at risk of homelessness. It endeavours to do this through the development of policy and information exchange. Council members represent a large number of homelessness organisations throughout Australia. The Council itself is made up of members from each State and Territory. CHPA, along with NYCH (National Youth Coalition for Housing) and WESNET (Women's Emergency Services Network) are part of Homelessness Australia. In 1999, CHPA became a sub-committee of Shelter Tasmania to ensure the retention of a Tasmanian voice and ongoing dialogue on homelessness issues.

The focus for CHPA predominantly this year has been on the sustainability of Homelessness Australia post the pre-Christmas de-funding announcement. Jenny has committed significant time and resources (as one of the Executive Officers) participating in strategic planning processes and considering the next steps for Homelessness Australia.

Homelessness Australia

Homelessness Australia (HA) is the National peak body whose vision is to create a framework for ending homelessness in Australia. HA was formed in late 1998 as the Australian Federation of Homelessness Organisations (AFHO), bringing together 3 councils (CHPA, NYCH & WESNET).

HA work to promote national policy and action to reduce homelessness and its impact on the diverse range of people it affects. HA works collaboratively with homeless people’s associations, homelessness assistance services, state homelessness peak bodies, national peak organisations from other sectors, governments, business and the broader community to achieve HA’s objectives.

Over the past twelve months Homelessness Australia has:

• contributed to national policy through discussion and policy papers;
• provided various sector briefings;
• attended relevant forums and meetings;
• undertaken a wide range of advocacy work – most notably the re-funding of the NPAH;
• collaborated with other National Peaks and campaigns; and
• coordinated Homelessness Prevention Week “Step Up to end Homelessness”.

In December it was announced that the three housing and homelessness peak bodies – Homelessness Australia, National Shelter and Community Housing Federation Australia - would not be offered new contracts by the Australian Government, in effect defunding the three peaks. The focus of Homelessness Australia over the past few months has been on sustainability and what a national homelessness peak body looks like into the future.

Shelter Tas is committed to working with CHPA, our national colleagues and other peak bodies to ensure we maintain a national voice on homelessness. A big thankyou to all my CHPA and HA colleagues in what has been a very challenging year for us all.

I would like to say a special thankyou to our outgoing (CHPA) Chair, Liz Fritz, and incoming Chair, Jenny Smith, for all your hard work.

Belinda Jones
Council for Homeless Persons Australia Board Member, Homelessness Australia Board Member

Community Housing Industry Association (CHIA)

In December 2014 the Commonwealth Government made a surprise decision to cease its funding to Community Housing Federation of Australian (CHFA), the national peak body for community housing.

In response to those Government decisions Community Housing organisations from around the country expedited work with state-based peak bodies, such as Shelter Tas, to develop a new model and business case for a single national industry body for community housing called the Community Housing Industry Association (CHIA).

CHIA is different from the Community Housing Federation of Australia model where CHFA effectively acted as a federated body with state representation. In CHIA’s structure there will be a single national entity and Board. Only community housing providers are eligible to be full (i.e. voting) members of CHIA and to vote for members of the CHIA Board.

CHIA and Shelter Tas - working together

With help from Shelter Tas, CHIA will establish a branch in Tasmania, supported by an elected branch committee which will provide guidance and input and contribute to the focus and functions of CHIA.

The CHIA Board and the National Industry Body Working Group are working to ensure that there will be continuity of services throughout the coming year.

2015/16 will be a year of transition and Shelter Tas will be working closely with CHIA to ensure:

• The continuation of the National Policy Forum to provide opportunities for state branches to feed into policy development and submissions;
• Ongoing representation on national committees and projects through the state peaks, CHO members and CHIA board members; and
• Some initial and important national policy work on the proposed changes to Federation.

Shelter Tas would like to take this opportunity to thank the CHFA staff, Carol Croce, Eddie Bourke and Shelly Forcivell for all their work and dedication. Also CHFA Tas delegates Lisa Roberts and Jed Donoghue for all their work in building community housing in Tasmania, and to welcome Melissa Palfman and the new state delegates and board members for CHIA.

Pattie Chugg
CHIA Policy and Working Group
The year began with a new report “Dwells Like Teen Spirit” addressing the economic and social participation of young tenants in social housing. The report argued that to understand the interaction of young social housing tenants in the economy we must properly understand the characteristics of those tenants and why they have found their way into social housing. Overall we concluded there was some workforce disincentive but not the level of disincentive which generates a view that people need to be encouraged or pushed out of social housing. This view was ratified by a Productivity Commission report which was published later in the year.

We participated in a range of government and parliamentary processes, including a significant submission to the Senate Inquiry into Affordable Housing, the Government’s Urban Policy Forum, the opposition’s Urban Policy Dialogue, submissions to the Reform of the Federation and Tax Reform.

For the second time in National Shelter’s history we had core funding removed by a government on the pretext of budget savings. National Shelter, Homelessness Australia and the Community Housing Federation lost funding 2 days before Christmas. This followed the axing of the Ministerial Council, the National Housing Supply Council and cuts to the National Rental Affordability Schemes.

We launched a defence of the cuts with HA and CHFA, supported by many others, and led a day of action with over 30 meetings with members and senators. This mainly focussed on promoting solutions rather than complaining about cuts, and we were also able to respond to an emergency session of the Senate Inquiry convened to highlight the impact of the cuts.

Attention then focused on how National Shelter might survive and build an independent base. To this end we have begun to shape our work to specific projects which may attract financial contributions, while we expand our general support. Our three main approaches are:

1. The development of specific projects capable of gathering financial support and which would help build our profile and continue our advocacy, including from members, partners and State Governments.

2. A general call for support from the broader welfare sector.

3. The opening of discussions with our peak colleagues about the potential for improved collaboration, coordination and possible consolidation.

The first approach has led to the development of three projects:

1. The Development of a new National Rental Affordability Index sponsored by private sector partners (SGS Economics and Planning and the Community Sector Bank).

2. A NAHA Forum in conjunction with CHIA and PowerHousing Australia as a series of roundtables to develop proposals for a renewed NAHA.

3. An analysis of the impact of commonwealth tax and policy settings, on capital city housing markets and State Governments’ ability to invest in affordable housing. This has gained some critical support from the governments of South Australia, West Australia and is being considered by Tasmania and Victoria.

The call for support has seen our membership base grow. Donations and sponsorships will help our survival in the short term, thanks to Vinnies, Jobs Australia, the Salvation Army (Southern Division), SGCH, BHC, Shelter NSW, Shelter SA, Shelter WA, Uniting Communities SA, CHL and Compass.

In continuing in this role as National Shelter EO, which I hope to expand over the next several years, I am reliant on the support of a range of people. Our chair, Mary Perkins, and I meet regularly by phone every week and I draw on her extensive experience and knowledge. Our treasurer Alice Clarke, has been a great support and contributes by editing many of the articles I write and also calls in to provide a reflective perspective. Chantal Roberts and I have developed a very constructive relationship, and Chantal has also chaired a few meetings when Mary has been unavailable. We are losing Toni Vine-Bromley as Secretary and I will miss her humour, dedication and perspective. Clare Corfield, also at NT Shelter, does our bookkeeping and has provided great support through that role and Kate Cowmeadow, who works for us part-time in a communications/policy role, also provides a fantastic point of reference.

The State and Territory Shelters and our national member organisations also provide support, ideas, contact and contributions. We now have new members in Jobs Australia and St Vincent de Paul National Council, and I’d like to express my gratitude for the immediate response we received to our loss of funding from David Thompson and John Falzon in particular. They were not the only ones, but provided us the confidence we could survive.

The National Shelter network has a pretty broad reach, and whilst we may not have the service members who contribute to other peaks we have the interactions with the broad housing and homelessness sectors which holds us in good stead.

Adrian Pisarski
CEO, National Shelter
In 2014-15 our work had three main objectives:

- To contribute to effective government and community sector responses to housing and homelessness need through systemic advocacy
- To contribute to better community awareness of housing and homelessness policy issues, and to build the capacity of the sector
- To build organisational strength and resilience through professional development, effective governance and best practice management.

Advocacy and representation

**Submission to the State Government Budget Process**

Shelter Tas was invited to make a submission to the 2015-16 State Government Budget Process. We developed recommendations for the State Budget in consultation with our members and key stakeholders. We addressed funding programs, innovations, emerging opportunities and systemic gaps, based on members’ identification of current and projected needs. Our submission made recommendations to support consumer-led services, and to enhance outcomes for consumers of housing and homelessness services. The submission was well received, and a range of our budget submission recommendations were taken up in the Tasmanian Government’s Affordable Housing Strategy, for example, a specialist aged care housing model for formerly homeless and financially disadvantaged people, stock transfer to Community Housing providers, a supported youth facility in the North West, and crisis accommodation for dads with children.

Copies of all our budget submissions can be found on the Shelter Tas website [www.sheltertas.org.au](http://www.sheltertas.org.au).

**Residential Tenancy Act amendments**

A highlight this year was the passing of legislation in July to amend the Residential Tenancy Act to include Minimum Standards for Rental Accommodation and other changes that will benefit Tasmanian tenants. This was the result of several years’ lobbying and consultation undertaken by Shelter Tas in collaboration with Tenants Union of Tasmania. Work continued right up until the legislation was passed, including writing to all members of the Legislative Council encouraging them to pass this important reform.

**Tasmanian Government Affordable Housing Strategy**

Throughout the year Shelter Tas worked extensively with our members, government partners and community sector colleagues on the Tasmanian Government’s Affordable Housing Strategy 2015-2025. Shelter Tas, along with many of our members, attended the series of workshops and Statewide consultations. Shelter Tas EO was a member of the Affordable Housing Strategy Steering Committee. We look forward to working closely with Housing Tas and monitoring the implementation of the Action Plan.

**National Consultation**

Shelter Tas participated in the Reform of Federation Government Roundtable in February 2015, and submitted feedback to the Draft National Framework to Prevent Violence. Shelter Tas supported the National Shelter submission to the consideration of government roles in housing and homelessness in the Commonwealth Government’s Reform of Federation White Paper.

We provided feedback into the National Shelter submission to the Senate Inquiry into affordable housing.

We provided feedback into the National Shelter submission to Senate Inquiry into the DSS Grants Process.

**National Peaks**

Reform proposals and funding changes have involved Shelter Tas in substantial work with our national peak organisations, where we ensure a Tasmanian perspective is voiced.

- CHFA has become CHIA (Community Housing Industry Association), where Shelter Tas is a founding Associate member. Shelter Tas is participating in CHIA’s Policy Group and Working Group.
- We hosted the meeting of National Shelter in November 2014.
- We supported national advocacy following the axing of funding to National Shelter, Homelessness Australia and the Community Housing Federation of Australia in December 2014.
- We contributed to the analysis in National Shelter’s reports “Dwells like Teen Spirit” which addresses the social and economic engagement of young tenants in social housing, and “Equity, Efficiency ad Employment: Setting Social Housing Rents”.
- We contributed to the analysis in the Community Housing Federation of Australia reports “An Affordable Housing Reform Agenda” and “Allocation, eligibility and rent setting in the Australian community housing sector”.

**National Partnership Agreement on Homelessness**

We lobbied for a 4 year commitment to fund the National Partnership Agreement on Homelessness, promoted and joined the National Advertising Campaign, and met with the Minister to discuss and undertake a range of media.
interviews. Two years funding was secured, and Shelter Tas will continue to lobby for longer funding agreements to ensure sustainable and efficient services.

**Submissions and feedback**
Shelter Tas continues to provide expertise on housing and homelessness in submissions to:
- The Tasmanian Family Violence Action Plan
- State Budget Process
- Budget estimates questions submitted through the Legislative Council Budget Committee
- Submissions to the Statewide Planning System Taskforce on behalf of the sector
- Provided feedback on Housing Tas three strikes policy.

**Regular Representations and consultations**
Shelter Tas represented the Housing and Homelessness sector in regular meetings of:
- The Tasmanian Peaks Network
- Peaks Network and Government Strategic Forums
- State Government’s Red Tape Reduction Working Group
- Partners in Recovery Reference Group
- Statewide Planning System Community Consultative Group
- State Government’s Refugee Roundtable
- National Policy Officers’ Networks
- State Policy Officers’ Network
- Communications Officers’ Network.

These representations will continue into next year.

**Capacity building and sector engagement**

**Major Projects**
The Reports for two strategic projects were completed this year, and both have sparked new initiatives for Shelter Tas.

- **Workforce Development Strategy for Specialist Homelessness Services (WDS)** was commenced in 2013, and the WDS report was finalised and submitted to Housing Tas in August 2014. The report was based on sector-wide consultation, which revealed a highly skilled workforce with some specific gaps identified. Since receiving the report HT has provided funding to Shelter Tas to implement its recommendations. Meg Smith is leading the WDS, and has established a skilled and effective reference group and held our initial training session in collaboration with ATDC. Upcoming highlights include training about people from refugee backgrounds, trauma informed and client focussed training, and a mini-conference on Consumer Engagement with people who have lived experience of homelessness and social housing consumers.

- **Consumer Engagement Strategy analysis and research** commenced in 2013 and the Report titled “Hearing and Listening: Developing a Consumer engagement Strategy to foster the active participation of people who are or have been homeless” was completed in 2015. Currently, in Tasmania, people with lived experience of homelessness have few opportunities to participate in the design and delivery of the services they use. The research compiles a range of consumer engagement approaches, and is based on wide consultation with consumers. A key finding of the Report is that options for engagement need a foundation of respect for consumers that responds to their desire for face-to-face engagement and for verbal rather than written communications. The Report was submitted to Housing Tas in March 2015, and has not yet been released for launch. Meantime, Shelter Tas has initiated a partnership with the Peer Education and Support Program, affiliated with Council to Homeless Persons Victoria. PESP will share their expertise in a mini-conference hosted by Shelter Tas in 2016.

**Accredited Training**
Shelter partnered with Housing Tas and the Centre for Training in Social Housing (NSW) to deliver accredited training to the Housing and Homelessness sector: Cert IV and Diploma in Social Housing. Thanks to Skills Tas for supporting this training. We recently signed a MOU with Housing Tas and CTSH to support our ongoing collaborations.

**Sector Engagement**
We continue to chair regular meetings of Specialist Homelessness Services (SHS) in the South and North/North West. The input and feedback from the participating services is highly valuable for Shelter Tas’ ongoing policy development and systemic advocacy. The Statewide forum in 2014 was a highlight, including a presentation from InfoXchange about their Homelessness App, for which they received major funding from Google, and their ongoing work with the Housing Connect information system.

Shelter Tas also chairs the Tasmanian Youth Housing and Homelessness Group (TYHHG). TYHHG meetings are conducted in partnership with Youth Network of Tasmania, and Thynne House in Launceston provides the meeting space. A key focus this year has been working with the Children and Youth Services area of DHHS about youth at risk and the unmet needs of Tasmanians under 17 who present at homelessness services.

The Social Housing Information Group (SHIG) was established in 2014. These meetings, chaired by Shelter Tas, facilitate information sharing and ways to address common challenges encountered by social housing providers. One focus this year was developing pathways for tenants needing to move between Better Housing Futures locations and providers for reasons such as family violence.
Shelter Tas continues to collaborate with other peaks: with Alcohol, Tobacco and other Drugs Council we facilitated joint ‘ice’ training sessions in the North West and South (delivered in July 2015), and with COTA we presented a joint conference paper at Australasian Housing Researchers Conference UTAS (February 2015). With Advocacy Tas and Mental Health Council of Tas we delivered a Statewide forum on Long Term Supported Housing Solutions for People with Psychosocial Disability (September 2014).

Increased media presence

The Shelter Tas Communications Officer has introduced new technologies to increase our reach and effectiveness. Communications initiatives include moving the website to the Wordpress platform, adoption of MailChimp for eNews distribution, and setting up Eventbrite to manage training enrolments.

Other achievements in the Communications space include:
- Launching our new logo and website
- 13 Media releases since last report
- Multiple radio and print interviews
- Our fortnightly eNews reaches over 300 subscribers and receives high praise from readers
- 40 eNews editions since last report
- Shelter Tas Communications Strategy expanded to include Opinion pieces in the Hobart Mercury newspaper. ‘Talking Points’ articles on Youth Homelessness and Affordable Housing were published in 2015. We aim to increase awareness and understanding in the general community about issues of homelessness and housing affordability in Tasmania
- Twitter is our social media focus, and we have expanded our tweeting presence
- In Homelessness Prevention Week, we produced a special eNews edition and the Shelter Tas EO was guest speaker at the HELP (Homelessness: Every Life is Precious) Film Festival, Devonport.

Building a durable organisation

Activities to support staff development and to build Shelter Tas capacity include:
- Project management training for staff and members of the Management Committee (March 2015)
- Attended 8th National Homelessness Conference (Sept 2014)
- Attended National Housing Conference (October 2015)
- Council to Homeless Persons in Victoria Conference (Sept 2014)
- Connecting Up Conference in Victoria (May 2015)
- Shelter Tas Strategic Planning 2 day workshop, with SMC and staff (July 2014, 2015)
- Finalising a 3 year funding agreement with Housing Tas.

Actively engaged in developing an outcomes reporting framework for Shelter Tas and for our members including:
- Participation at DHHS workshops for peaks and for specialist homelessness services
- Participation at TasCOSS sector workshops
- Research into best practice
- Engagement with sector and members.

The year ahead

By the end of 2015 we will have produced the Shelter Tas submission to the State Government budget process, held our annual Statewide SHS forum, attended the Peaks and Government Strategic Forum, and conducted an information session on affordable housing for the Hobart City Council. We will continue to advocate for affordable housing at the State level through our engagement with the Statewide Planning System consultation and wherever local opportunities arise, such as the Macquarie Point development.

The Workforce Development project will continue throughout the next year. We hope to launch our Consumer Engagement Strategy Report, and to build our expertise and sector capacity in this important area.

We will monitor the implementation of the Affordable Housing Strategy initiatives, and the introduction of the outcomes reporting framework for DHHS funded services. We will continue to engage with the sector to ensure the transition to outcome reporting fulfils its potential to improve services to clients.

We will maintain a watching brief on Federal issues such as the Reform of Federation process and Commonwealth Tax Reform, and expect to see more activity in this space.

We will continue to build our media presence to ensure awareness in the wider community of affordable housing and homelessness issues. With our Quality Assurance, Policies and Procedures Committee we will work on updating the Shelter Tas Constitution, and applying for Tax Deductible Gift Recipient Status.

We anticipate a busy and challenging year ahead, and we greatly appreciate the ongoing support and advice from Shelter Tas members and stakeholders, and especially from our Management Committee and its Executive.

Cynthia Townley and Meg Smith
Castle construction in Launceston - training young people to build social housing

Inside the castle

Tassie winter

CHFA farewell - Pattie, Carol and Shelly

Ice Training - Pattie Chugg and Jann Smith

Jen Bertram and Rosie Batty in Launceston
Affordable Housing Strategy launch - Therese Taylor, Peter White, Simon Duffy and Jess Stone

Cert IV in Social Housing training at Shelter Tas office

Magnolia Place 40th celebrations with staff, Mayor and Minister Petrusma
Executive Officer’s Report

Happy 40th birthday, Shelter Tas! Established in 1975, Shelter Tas continues to be the community sector’s leading voice promoting housing justice and presenting views on a wide range of issues impacting on housing consumers and the housing and homelessness systems. As the previous reports have aptly noted, this year Shelter Tas continued to build on its strengths, particularly its capacity to engage effectively with tenant groups, housing and homelessness providers, National and State peaks, advocates, Local, State and Federal governments, academics, researchers and planning experts. The Shelter Tas ‘Report on Activities’ outlines how we have continued this year to provide expert advice on important systemic policy issues via submissions, partnerships, representations, consultations, capacity building, media, education, training and advocacy.

We all need housing, whether buying or renting – it’s a necessity for us all. Housing is an essential service that needs to be recognised as indispensable economic infrastructure, and therefore requires significant and appropriate long term funding.

Our challenge remains to stay focused on how to ensure safe, secure, appropriate and affordable housing for all Tasmanians. We know that housing is not just a roof over a head - it is critical to people’s health and wellbeing and is a foundation for economic and social participation. Evidence has shown housing has an important preventative and stabilising role for critical target areas such as family violence, youth homelessness, disability and mental health.

For most Tasmanians, housing is the largest household cost. We often hear in the media that housing is cheap in Tasmania compared to other States, but to understand housing affordability you need to take into account household incomes. As our representations have noted, Tasmania’s household incomes are around $100 less per week than the Australian average. Tasmania has the nation’s highest proportion of low income households and the highest proportion of people at risk of homelessness due to these low incomes.

Whilst home ownership and rental investment dominates the media for us, the important story is that many people are unable to buy their own home and are facing hardship in the rental market. In Tasmania 14,600 households, almost a quarter of those on low income, experience housing stress, defined as when a low income household pays more than 30% of their income for their rent or mortgage.

The main source of affordable housing is public and community housing, which together makes up 6% of the housing stock in Tasmania. Most of this is public housing, with 7,456 properties run by Housing Tas and 5,780 managed by community housing providers. In June 2015 there were 2,759 applicants waiting for public housing, and those in the highest need were waiting an average of 22 weeks. In Tasmania, on Census night 2011, 1,579 people were homeless and this number is increasing.

Australia and Tasmania are faced with significant housing failure, and it will take time for well-designed policy and commitment to fix it. The Tasmanian Government, to its credit given the lack of clear direction from the Federal Government, kept to its election commitment to develop a housing strategy for Tasmania after extensive consultation.

On the 23rd of September the Tasmanian Government launched the Tasmanian Affordable Housing Strategy 2015-2025 (AHS) to guide the State’s efforts to reduce the rates of housing stress and the proportion of Tasmanians experiencing homelessness. In addition, a four year action plan has been developed, named the Tasmanian Affordable Housing Action Plan 2015-19, which identifies how the Government will work over the next 4 years to implement the AHS. There will be a review and evaluation of both the Strategy and the Action Plan. Shelter Tas is supportive of, and contributed to, the AHS and is keen to be part of its implementation and to help with its effectiveness. Flexibility and transparency will be essential as initiatives are trialled to ensure value for money and good outcomes for tenants. The AHS draws on strong consultations, which need to be continued in the most important phase: its implementation.

As noted, we know there is more work needed and gaps to fill, and we will continue to advocate and work with all parties. In particular, we need a sustainable social housing system with growth funding. As the National Disability Insurance Scheme (NDIS) rolls out there will be added demand for homes that are affordable and appropriate. It is estimated that in Tasmania 4,700 NDIS recipients will need housing, placing a further burden on the waiting list for public and community housing. The State and Federal Government capital funding arrangements for the NDIS recipients are still unknown. It is clear that new homes will need to be built.

As previous reports have outlined, the important work of our national housing and homelessness peaks around the future of major housing and homelessness agreements, federation and tax reform will continue, despite the short sighted decision to defund these peaks in December 2014. All three peaks are currently putting measures in place to continue the national work strongly supported by Shelter Tas.
Shelter Tas and National Shelter have advocated that Local, National and State Governments need to acknowledge the interrelatedness of the parts of our housing system across both the public and private spheres, covering a range of government portfolios on planning, urban development, consumer affairs, homeownership, private rental and social housing. We continue to call for a coherent national plan to support a housing system that delivers fairly to all.

In my role as Shelter Tas EO I have the pleasure of working with some amazing people. First up I would like to thank the inspiring Executive and Management Committee. You can see from the reports all the great results and outcomes they achieve each year. In particular, I would like to thank the Chair of Shelter Tas, Belinda Jones, for her leadership, nous and commitment, ably supported by the strategic Vice Chair, Andy Witt. Also Jed Donoghue for his clear thinking, Jenny Bertram for her generous support and John Stubley for his guidance and economic know-how.

This year we farewelled Trudy Kuilenburg, who for 9 years took charge of administration and made everyone welcome - thank you for all your work and we wish you a happy retirement. Also to Phil Hoffen, whose absolute passion and humour benefitted us greatly, all the best.

The work of Shelter Tas was primarily achieved through the hard work of its staff. I wish to acknowledge the important contribution of my colleagues Dr Cynthia Townley and Meg Smith, whose commitment and hard work have enabled Shelter Tas to engage and take a lead in important debates and communicate with a wider audience. I would like to welcome Sue Lush-Saunders, our new Admin and Finance officer. You are all a pleasure to work with.

I’d like to also like to thank the Minister for Human Services, Jacqui Petrusma, for her support and our continued funding, and her advisors Simon Duffy and Susie Jacobson, as well as the Chief Executive, Housing and Disability Reform, Peter White and colleagues Jessemey Stone, Richard Gilmour, Lynden Pennicott, Tim Denby and many other members of the Housing Tas team.

Finally, yet most importantly, I thank the large number of individuals and organisations who have supported and contributed to the work of Shelter Tas over the past year.

Pattie Chugg
Executive Officer.
Treasurer’s Report

Total grant funds received from the Department of Health and Human Services for the year ended 30 June 2015 were $306,007. This is the same level of funding as the previous year, increased for CPI and Equal Remuneration Order wage increases.

The revenue received from memberships for the year was $9,692, a decrease of $1,407 (or 12.68%) from the previous year. The surplus for the year from ordinary activities was $1,058.

Shelter Tas had total equity of $46,902 at the commencement of the year, and $47,960 at the end of the year. This is an increase in equity of $1,058, in line with the surplus for the year. This reflects an increase in equity of 2.25%.

Cash and Receivables increased by $47,832 from $331,932 to $379,764, or 14.41%. This is largely represented by grant funds received in advance, and on hand at the end of the financial year ($203,334). These funds are committed to be spent during the financial year ended 30 June 2016.

Shelter Tas has been funded by Housing Tasmania to implement a Workforce Development Strategy for the Special Homelessness Services. At the time of Audit the amount received was $179,340.

The Financial Statements were audited by Michael Muller, Chartered Accountant, for the year ended 30 June 2015, and I would like to recommend that he be engaged to undertake the audit for the subsequent financial year, being the year ended 30 June 2016.

A copy of the Independent Auditor’s Report to members is attached to the Annual Report, as well as being available to Management Committee members online.

I would like to take this opportunity to thank Pattie, Trudy, Sue and Paul for the excellent way they continue to maintain the financial records on behalf of Shelter Tas and to manage the budget within the financial limitations of our ongoing funding.

As Treasurer for Shelter Tas I would like to thank all the Management Committee members for their continued support and assistance, in particular Belinda, our Chairperson, and our Statewide Vice Chair Andrea.

To Pattie, our Executive Officer, thank you too for your dedicated approach and enthusiasm for all Shelter Tas’ work.

I would also like to take this opportunity to thank the Chief Executive Housing and Disability Reform, Peter White and his team for his continued support of Shelter Tas.

John A. Stubley
Treasurer
Shelter Tasmania Inc

ABN 99 007 503 300

Financial Statements
For the year ended 30 June 2015

Michael J Müller
Chartered Accountant
1st Floor 175 Collins Street
Hobart TAS 7000

Phone: (03) 62 319 722 Fax: (03) 62 344 088
Email: michael@mulleer.com.au
Contents

Independent Audit Report to the Members
Statement by Members of the Committee
Income and Expenditure Statement
Detailed Balance Sheet
Notes to the Financial Statements
Shelter Tasmania Inc
Independent Audit Report


I have audited the accompanying special purpose financial report of Shelter Tasmania Inc, being the Statement by Members of the Committee, the Income and Expenditure Statement, the Balance Sheet and the Notes to the Financial Statements for the year ended 30 June, 2015.

Committee’s Responsibility for the Financial Report

The Committee of the Association are responsible for the preparation and presentation of the Financial Report and the information contained therein. The Committee have determined that the accounting policies used and described in Note 1 to the Financial Statements, which form part of the Financial Report, are consistent with the financial reporting requirements of the Associations Incorporations Act (1964), are appropriate to meet the requirements of the Association’s Constitution and are appropriate to meet the needs of the Members.

The Committee’s responsibilities also include establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor’s Responsibility

My responsibility is to express an opinion on the financial report based on my audit. No opinion is expressed as to whether the accounting policies used, as described in Note 1, are appropriate to meet the needs of the members. I have conducted my audit in accordance with Australian Auditing Standards. These Auditing Standards require that I comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.
Shelter Tasmania Inc
Independent Audit Report continued

Auditor’s Responsibility continued

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Committee, as well as evaluating the overall presentation of the financial report.

The Financial Report has been prepared for distribution to the Members for the purpose of fulfilling the Committee’s financial reporting requirements of the Association Incorporations Act. I disclaim any assumption of responsibility for any reliance on this report or on 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.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Independence

In conducting my audit, I have complied with the independence requirements of the Australian professional ethical pronouncements.

Basis for Qualified Opinion

As is common for organisations of this type, it is not practicable for Shelter Tasmania Inc to maintain an effective system of internal control over donations, fee income and other fundraising activities until their initial entry in the accounting records. Accordingly, our audit was limited to amounts recorded in the financial accounts.
Shelter Tasmania Inc
Independent Audit Report continued

Auditor's Opinion

In my opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the financial report of Shelter Tasmania Inc is properly drawn up in accordance with the Associations Incorporations Act, including:

  i) giving a true and fair view of the Association’s financial position as at 30 June, 2015 and of its performance for the year ended on that date in accordance with the accounting policies described in Note 1; and

  ii) complying with Accounting Standards in Australia to the extent described in Note 1 to the Financial Report.

Michael J Müller
Chartered Accountant

Dated at Hobart this twentieth day of October 2015.
Shelter Tasmania Inc  
ABN 99 007 503 300  
Statement by Members of the Committee  
For the year ended 30 June 2015

The Committee has determined that the association is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

In the opinion of the Committee the Income and Expenditure Statement, Statement of Financial Position, and Notes to the Financial Statements:

1. Presents fairly the financial position of Shelter Tasmania Inc as at 30 June 2015 and its performance for the year ended on that date.

2. 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.

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

[Signature]

President

[Signature]

Treasurer*  
[Signature]

on behalf of  
John Stubby

* Currently interstate.

The accompanying notes form part of these financial statements.
Shelter Tasmania Inc  
ABN 99 007 503 300  
Income and Expenditure Statement  
For the year ended 30 June 2015  

<table>
<thead>
<tr>
<th>Income</th>
<th>$</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>DHHS Grants</td>
<td>306,007</td>
<td>287,890</td>
</tr>
<tr>
<td>CHCB Grant</td>
<td>0</td>
<td>12,690</td>
</tr>
<tr>
<td>Membership</td>
<td>9,692</td>
<td>11,099</td>
</tr>
<tr>
<td>Sundry Income</td>
<td>1,076</td>
<td>1,674</td>
</tr>
<tr>
<td>Interest received</td>
<td>6,542</td>
<td>8,105</td>
</tr>
<tr>
<td>Total income</td>
<td>323,317</td>
<td>321,458</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenses</th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Audit fees</td>
<td>2,000</td>
<td>1,850</td>
</tr>
<tr>
<td>Bank Fees And Charges</td>
<td>426</td>
<td>363</td>
</tr>
<tr>
<td>Car Allowance</td>
<td>11,000</td>
<td>10,533</td>
</tr>
<tr>
<td>Catering</td>
<td>0</td>
<td>2,808</td>
</tr>
<tr>
<td>Computer Expenses</td>
<td>7,334</td>
<td>5,771</td>
</tr>
<tr>
<td>Conference/Seuminar costs</td>
<td>0</td>
<td>511</td>
</tr>
<tr>
<td>Consultants fees</td>
<td>1,411</td>
<td>1,242</td>
</tr>
<tr>
<td>Depreciation</td>
<td>2,420</td>
<td>2,087</td>
</tr>
<tr>
<td>Electricity</td>
<td>2,242</td>
<td>2,424</td>
</tr>
<tr>
<td>Equipment purchases</td>
<td>5,502</td>
<td>1,259</td>
</tr>
<tr>
<td>Forums and Meetings</td>
<td>8,849</td>
<td>4,978</td>
</tr>
<tr>
<td>Insurance</td>
<td>3,930</td>
<td>4,101</td>
</tr>
<tr>
<td>Membership Expenses</td>
<td>3,685</td>
<td>2,942</td>
</tr>
<tr>
<td>Office Expenses</td>
<td>431</td>
<td>758</td>
</tr>
<tr>
<td>Postage</td>
<td>448</td>
<td>284</td>
</tr>
<tr>
<td>Printing &amp; stationery</td>
<td>2,415</td>
<td>2,810</td>
</tr>
<tr>
<td>Rent Expenses</td>
<td>23,540</td>
<td>22,964</td>
</tr>
<tr>
<td>Resource Materials</td>
<td>549</td>
<td>261</td>
</tr>
<tr>
<td>Staff training</td>
<td>3,933</td>
<td>375</td>
</tr>
<tr>
<td>Sundry expenses</td>
<td>4,626</td>
<td>3,551</td>
</tr>
<tr>
<td>Superannuation</td>
<td>19,684</td>
<td>16,948</td>
</tr>
<tr>
<td>Telephone</td>
<td>3,477</td>
<td>3,049</td>
</tr>
<tr>
<td>Travelling and accommodation</td>
<td>9,543</td>
<td>14,946</td>
</tr>
<tr>
<td>Wages and entitlements</td>
<td>202,813</td>
<td>205,288</td>
</tr>
<tr>
<td>Total expenses</td>
<td>322,259</td>
<td>312,102</td>
</tr>
</tbody>
</table>

The accompanying notes form part of these financial statements.
### Income and Expenditure Statement  
**For the year ended 30 June 2015**

<table>
<thead>
<tr>
<th></th>
<th>2015 ($ )</th>
<th>2014 ($ )</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surplus from ordinary activities before income tax</td>
<td>1,058</td>
<td>9,356</td>
</tr>
<tr>
<td>Income tax relating to ordinary activities</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Net surplus attributable to the association</strong></td>
<td>1,058</td>
<td>9,356</td>
</tr>
<tr>
<td><strong>Total changes in equity of the association</strong></td>
<td>1,058</td>
<td>9,356</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>2015 ($ )</th>
<th>2014 ($ )</th>
</tr>
</thead>
<tbody>
<tr>
<td>Opening Members' Funds</td>
<td>46,902</td>
<td>37,546</td>
</tr>
<tr>
<td>Net surplus attributable to the association</td>
<td>1,058</td>
<td>9,356</td>
</tr>
<tr>
<td><strong>Closing Members' Funds</strong></td>
<td>47,960</td>
<td>46,902</td>
</tr>
</tbody>
</table>

---

The accompanying notes form part of these financial statements.
Shelter Tasmania Inc  
ABN 99 007 503 300  
Detailed Balance Sheet as at 30 June 2015

<table>
<thead>
<tr>
<th>Note</th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$</td>
<td>$</td>
</tr>
</tbody>
</table>

**Current Assets**

**Cash Assets**

- CBA General Cheque Account: 12,207
- CBA Cash Management Account: 135,223
- CBA Employment Liability Account: 106,370
- WDP Account: 124,870
- Petty Cash: 200

Total Cash Assets: 378,870

**Receivables**

- Trade debtors: 35

Total Receivables: 35

**Other**

- Prepayments: 858

Total Other: 858

**Total Current Assets**

- Total Current Assets: 379,764

**Non-Current Assets**

**Property, Plant and Equipment**

- Plant & equipment - at cost: 38,885
- Less: Accumulated depreciation
  - (31,263)
  - (28,843)

Total Non-Current Assets: 7,622

**Total Assets**

- Total Assets: 387,386

The accompanying notes form part of these financial statements.
### Detailed Balance Sheet as at 30 June 2015

<table>
<thead>
<tr>
<th>Note</th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>$</td>
<td></td>
</tr>
</tbody>
</table>

#### Current Liabilities

**Payables**

*Unsecured:*
- Trade creditors: 3,519
- SG Superannuation: 5,408
- Accrued expenses: 10,589

**Current Tax Liabilities**
- GST payable control account: 8,568
- Input tax credit control account: (2,450)
- Amounts withheld from salary and wages: 2,782

**Provisions**
- Employee entitlements: 44,820
- Annual Leave Provision: 17,151
- LSL Provision: 41,987
- Web Site Provision: 3,716

**Other**
- Grants in Advance: 203,334

**Total Current Liabilities**

**Total Liabilities**

**Net Assets**

---

The accompanying notes form part of these financial statements.
<table>
<thead>
<tr>
<th>Note</th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Members' Funds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accumulated surplus (deficit)</td>
<td>47,960</td>
<td>46,902</td>
</tr>
<tr>
<td>Total Members' Funds</td>
<td>47,960</td>
<td>46,902</td>
</tr>
</tbody>
</table>

The accompanying notes form part of these financial statements.
Note 1: Summary of Significant Accounting Policies

This financial report is a special purpose financial report prepared in order to satisfy the financial reporting requirements of the Associations Incorporations Act (1964). The committee has determined that the association is not a reporting entity.

The financial report has been prepared on an accruals basis and is based on historical costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

The following significant accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report.

(a) Property, Plant and Equipment (PPE)

Leasehold improvements and office equipment are carried at cost less, where applicable, any accumulated depreciation.

The depreciable amount of all PPE is depreciated over the useful lives of the assets to the association commencing from the time the asset is held ready for use.

Leasehold improvements are amortised over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

(b) Impairment of Assets

At the end of each reporting period, the entity reviews the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset’s fair value less costs to sell and value in use, is compared to the asset’s carrying value. Any excess of the asset’s carrying value over its recoverable amount is expensed to the income statement.

(c) Employee Benefits

Provision is made for the association’s liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits have been measured at the amounts expected to be paid when the liability is settled.

(d) Provisions

Provisions are recognised when the association has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reasonably measured. Provisions are measured at the best estimate of the amounts required to settle the obligation at the end of the reporting period.

(e) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, and other short-term highly liquid investments with original maturities of three months or less.
(f) Revenue and Other Income

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. For this purpose, deferred consideration is not discounted to present values when recognising revenue.

Interest revenue is recognised using the effective interest rate method, which for floating rate financial assets is the rate inherent in the instrument. Dividend revenue is recognised when the right to receive a dividend has been established.

Grant and donation income is recognised when the entity obtains control over the funds, which is generally at the time of receipt.

All revenue is stated net of the amount of goods and services tax (GST).

(g) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Tax Office. In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the assets and liabilities statement are shown inclusive of GST.

(h) Trade and Other Payables

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the association during the reporting period, which remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.
Shelter Tasmania Inc

Committee Members 2014-2015

Chair: Bellinda Jones – 28 Upton Street, West Launceston 7250

Vice Chair: Andrea Witt – 62 Montego Street, Newtown 7008

Secretary: Jed Donoghue – 32 Macfarlane Street, South Hobart 7004

Treasurer: John Stubley – 42 Huon View Road, Lower Longley 7109

Public Officer: Jennifer Bertram – 66 Connaught, Crescent, West Launceston 7250

Stephen Hill – 156 George Rown road, Newnham 7248

Meredith Barton – 65 Acton Crescent, Goodwood 7010

Leonnie Hyde – 108 Bradshaw Street, Latrobe 7307

Ria Brink – 23 Longwood Avenue, Newstead 7250

Lisa Roberts – 8 Lennox Avenue, Lutana 7009

Michael Douglas – 771 Huon Road, Fern Tree 7054

Shane Leonard - 57 Inglis Street, Wynyard 7325

\[Signature\]  
20 October 2015

Signed
Michael J Muller
Chartered Accountant

Dated / /2015