



# Shelter SA

Housing: a basic human right

Annual Report 2004-2005





**Shelter SA  
Annual Report  
July 2004– June 2005**

*CONTENTS*

|  |            |
|--|------------|
| Minutes of 2004 Annual General Meeting | 2          |
| Chair's Report                         | 8          |
| Executive Director's Report            | 9          |
| Treasurer's Report                     | 12         |
| Board Attendance                       | 13         |
| Staff                                  | 14         |
| Shelter SA Members List 2004-2005      | 15         |
| Audited Financial Statements           | see Insert |



## **Shelter SA Annual General Meeting**

WEDNESDAY 20th OCTOBER 2004  
Balcony Room, Parliament House  
North Terrace, Adelaide

Kate Reynolds, MLC, welcomed people to Parliament House and acknowledged the traditional owners of the land.

Dieter Sczesny, Chairperson, welcomed everyone. Dieter introduced the Guest Speaker: Dr Mark Peel from Monash University, speaking on:

*The Forgotten Lessons of the Past:  
Housing, Security and Justice*

Dieter then introduced the respondents, Kate Reynolds, MLC, and Mark Henley, Manager, Advocacy and Communication, UnitingCare Wesley Adelaide.

The speakers stimulated much discussion and Dieter Sczesny thanked Mark for his presentation.

### **Minutes Of Shelter SA's 2004 Annual General Meeting 20 October 2004**

Meeting opened at 4:00 pm by Dieter Sczesny, Chairperson.

#### **1. Present:**

##### **Organisational Members**

|                  |  |
|------------------|--|
| Eliza Farrell    | Aboriginal Family Support Services                 |
| Danny Mitchell   | Aboriginal Family Support Services                 |
| Leanne Young     | Aboriginal Family Support Services                 |
| David Beecher    | Adelaide Benevolent and Strangers Friendly Society |
| Stuart Boyd      | Adelaide City Council                              |
| Peter Chigwidden | Adelaide Regional Advisory Board                   |
| Helen Connolly   | Anglicare  |
| Helene Nielsen   | Centacare  |
| Jane Tassie      | CHAST  |
| Matt Fisher      | CHCSA  |
| Ciaran Synnott   | CHCSA  |
| Vesna Heracic    | City of Salisbury                                  |
| Tony Rantell     | Inner Adelaide Regional Advisory Board             |



|                  |                                  |
|------------------|----------------------------------|
| Daniel Clements  | Mission Australia                |
| Nonie Petterson  | Red Shield Housing Assoc         |
| Jan Sundberg     | SACHA                            |
| Rosalyn Williams | SACOSS                           |
| Karen Grogan     | SACOSS                           |
| Cathy Mallyon    | Southern Junction Youth Services |
| Sharyn Goudie    | SYC                              |
| Karen Zola       | SYC                              |
| Jeremy Urquhart  | The Big Issue                    |
| Julia Pitman     | Uniting Care Wesley Adelaide     |
| Vicki Lachlan    | Women's Housing Association      |

### **Individual Members**

Kathy Arthurson  
Anna Balassone  
Karen Butler  
Barbara Colbert  
Gaby Hummel  
Alan Moore  
Bill Peterson  
Jane Reed  
Dieter Sczesny  
Michele Slatter  
Hugh Stretton  
Paul Wormald

### **Guests**

|                         |                                  |
|-------------------------|----------------------------------|
| Basia Gebski            | Charles Sturt Council            |
| Fiona Barr              | City Pt Adelaide Enfield Council |
| Margaret Robinson       | CYFS                             |
| Hans Pieters            | Dept. for Families & Communities |
| Carmel O'Connell        | DFC                              |
| Trish Hensley           | Helping Hand Aged Care           |
| Lorraine Merrick        | ICC                              |
| Gaynor O'Shaughnessy    | Office of Isobel Redmond, MP     |
| Emma Graham             | Messenger Newspaper              |
| Kate Reynolds           | MLC                              |
| Fong Ung                | OCA Reconnect                    |
| Lindy McAdam            | Office for Women                 |
| Coralie Cheney          | Pickard Foundation               |
| Pat Patrick             | Residential Tenancies Tribunal   |
| Jenny Stock             | SACC/Housing Council             |
| Liz Hodgman             | SACHA                            |
| Andrew Lambert          | SACHA                            |
| Bernadette George-Bitar | SAHT                             |
| Mary Galantemos         | SAHT                             |
| Mireta Blackmore        | SAHT - Modbury                   |



|                  |                               |
|------------------|-------------------------------|
| Bettina Seifert  | SAHT - Westwood               |
| Sylvia Brideoake | SIS                           |
| John Haren       | St Vincent de Paul            |
| Tania Elliott    | St Vincent de Paul            |
| Victoria Long    | UniSA                         |
| Mark Henley      | UnitingCare Wesley Adelaide   |
| Lynne Clark      | Women's & Children's Hospital |
| Cheryl Shepley   | Shelter SA                    |
| Janet Adkins`    | Shelter SA                    |
| Gary Wilson`     | Shelter SA                    |

### **Apologies**

|                       |                                  |
|-----------------------|----------------------------------|
| Brenton Gardener      | Housing Industry Association     |
| Kym Ramsay            | Member                           |
| Monsignor David Cappo | Social Inclusion Board           |
| Hon Alexander Downer  | Federal MP                       |
| Patrick Secker        | Federal MP                       |
| Judith Brine          | Adelaide City Council            |
| Martyn Evans          | Federal MP                       |
| Steph Key             | Minister for Women               |
| Peter Bicknell        | UnitingCare Wesley Port Adelaide |
| Michael Harbison      | Lord Mayor of Adelaide           |
| Rob Kerin             | MP                               |
| Rod Sawford           | Federal MP                       |
| John Hill             | Minister for Southern Suburbs    |
| Mark Bodycoat         | OCBA                             |
| Kate Lennon           | DFC                              |
| Jay Weatherill        | Minister for Housing             |
| Pam Simmons           | DFC                              |
| Lea Stevens           | Minister for Health              |
| Mike Rann             | Premier of SA                    |
| Andrew Southcott      | Federal MP                       |
| Chris Halsey          | SJYS                             |
| Jane Fletcher         | SACHA                            |
| Barry Wakelin         | Federal MP                       |
| Donny Walford         | VIVA SA                          |
| Christopher Pyne      | Federal MP                       |
| Jane Lomax Smith      | Minister for Education           |
| Rob Adam              | Barossa Council                  |
| Graeme Cowan          | Salvation Army                   |
| Malcolm Downie        | SAHT                             |
| Anne Gale             | SAHT                             |
| Phil Fagin Schmidt    | DFC                              |
| Teresa Walker         | SAHT - Salisbury                 |
| Kym Whittington       | UnitingCare Wesley Adelaide East |
| Vinni Ciacarello      | MP                               |
| Michele Slatter       | Board Member                     |



Other apologies were received from:

|                  |                   |
|------------------|-------------------|
| Judi Cameron     | Mission Australia |
| Brendan Moran    | SACHA             |
| Matthew Woodward | MACHA             |

**3. Minutes of the Previous Annual General Meeting**

Motion: The minutes of the Annual General Meeting of October 1st 2003 be accepted as a true and accurate record.

Moved: Bill Peterson  
Seconded: Paul Wormald  
Motion: Carried

**4. Chairperson's Report**

Dieter Sczesny spoke to the Chairperson's report in the Annual Report, highlighting the year's key events. One of the most interesting prospects is that the Board is considering regionalising Shelter SA by setting up branches. This would mean Shelter SA is more than a city-based organization; possibilities include a continuum from local networks through to formal branches with a change of the Shelter SA constitution. The aim would be to ensure the organization is representative of a wide membership.

Motion: That the Chairperson's Report for 2003-2004 be accepted.

Moved: Stuart Boyd  
Seconded: Helene Nielsen  
Motion: Carried

**5. Treasurer's Report**

Bill Peterson presented the Treasurer's Report. He noted the year had been stable. Shelter SA has changed its bank, and still does the books for National Shelter. Bill thanked Jan Moffatt, our bookkeeper for her thorough accounting systems, and Cheryl Shepley for being Jan's backup. Bill also thanked the Board Members and staff.

Motion: That the Treasurer's Report for 2003-2004 be accepted.

Moved: Bill Peterson  
Seconded: Stuart Boyd  
Motion: Carried

**6. Audited Statement**

The Auditor's Statement was available in the Annual Report.

Motion: That the Auditors Report for 2003-2004 be accepted.

Moved: Bill Peterson  
Seconded: Vicki Lachlan  
Motion: Carried



**7. Appointment of Auditors**

Motion: That Peter Hall and Associates be appointed as Auditors for 2004-2005.

Moved: Bill Peterson

Seconded: Stuart Boyd

Motion: Carried

**8. Election of the Board Members**

Dieter introduced those Board members who have another year to go in their term:

|                     |                      |
|---------------------|----------------------|
| Dieter Sczesney     | an individual member |
| Alan Steven         | Salvation Army       |
| Daniel Clements     | Mission Australia    |
| Dr. Kathy Arthurson | individual           |

It was explained that because there is a Protocol Agreement with Homelessness SA, there is a Homelessness SA representative on the Shelter SA Board, as part of the Board of ten, and that representative is Leanne Young.

Helen Connolly resigned after 7 years service, and Michele Slatter finished her term, after 4 years service. Dieter presented a certificate and small present to Helen. Gary Wilson had also presented a certificate and small gift to Michele prior to the meeting.

Dieter Sczesny explained that this is the first year to elect half the Board, under the Constitution. Written nominations had to be into the Shelter office a week ago Dieter said 7 written nominations were received for 6 vacancies. Members had a handout with some information about each of the nominees. Dieter introduced the nominees:

|                |            |
|----------------|------------|
| Bill Peterson  | individual |
| Helene Nielsen | Centacare  |
| Tony Rantell   | individual |
| Sharyn Goudie  | SYC        |
| Jane Reed      | individual |
| Matt Fisher    | CHCSA      |
| Alan Moore     | PQA        |

Ballots were handed out, with the nominees' names printed on the ballots. Members were asked to put a tick beside 6 of the 7 names.

Dieter asked Julia Pitman of UCWA to be the Returning Officer.



The following were elected to the Board for 2004-06:

Bill Peterson  
Helene Nielsen  
Sharyn Goudie  
Jane Reed  
Matt Fisher  
Alan Moore

**9. Any other business**

Dieter Sczesny asked if there was any other business. A question was asked about why there was a \$14,000 difference from last year for plant and office equipment. Gary Wilson explained that there had been an old lease for a photocopier, with a part-purchase. This had now been written off. There were also depreciation changes in that.

Kate Reynolds, MLC, said she appreciates the work of Shelter SA, and the Democrats regularly contact the office for information. She felt the organization is only as good as its staff, Board and members. She appreciates the bulletins Shelter SA sends out, and submissions made to Government.

Paul Wormald was concerned housing had not had an impact on the Federal election in the last fortnight. He asked where the debate about housing was in the campaign. He felt Shelter SA must do better as an advocacy organization at the next election campaign period, and should follow Mark Peel's advice on using more stories of how housing affects people.

There was no other business.

Dieter thanked Kate Reynolds, MLC for the use of the Balcony Room at Parliament House.

Dieter thanked everyone for attending and declared the meeting closed at 4:35 pm.



## Chair's Report

Shelter SA is a member based organisation. Our members are our strength. They are individuals and organisations who have an interest in ensuring that everyone has affordable, secure and appropriate housing. Many are actively involved in the provision of housing support and services.

This year we have begun a process of looking at how we can involve our members in more active ways. One way we did this was in our successful feedback session of the State Housing Plan held earlier this year. This event attracted many people and provided useful feedback to both Shelter and to the government. This process will continue over the next year.

Currently we are also forming a network of regional members with interests being expressed in three of the state's regions. Two special interest groups have also been formed: one is a women's group and the other with an interest in refugee issues. Over the coming years these groups will help Shelter better focus and articulate issues.

There were three changes of Board Members during the financial year: Michele Slatter and Helen Connolly did not stand for re-election at the AGM in Oct. 2004. On behalf of the Board, I thank them for their valuable contributions over the years. Jane Reed and Matt Fisher were elected at the AGM. Leanne Young has continued to represent Homelessness SA on the Shelter Board, even though she changed employers. Helene Nielsen resigned in March 2005 to travel overseas. Following our procedure for organisational representatives, Kara Piltz from Centacare has replaced Helene.

On a day to day level Shelter's work is done by a small dedicated staff team. Gary Wilson leads the team and is supported by Janet Adkins in policy and research. Recently Margo Johnson joined the team. She replaced Bryan Hughes during the year. Cheryl Shepley manages the office and Jan Moffatt keeps our finances in order. All work enthusiastically to make sure we continue to keep our message out there.

A thank you needs to be made to Minister Weatherill for his ongoing support in the work we are doing. We are in a time of significant change. Government is looking at better ways of doing things. We appreciate the opportunities we have had this year to engage in discussions about this with both the Minister and the Department for Families and Communities. Finally I would like to thank all the members who have been involved in the activities of Shelter during the year. A special thank you to my fellow Board Members for their time and commitment.

Dieter Sczesny  
Chair



## Executive Director's Report

There are ever-present housing issues demanding the time and attention of Shelter SA staff. Because of our very broad brief, there are issues on every front: from the security of caravan park residents to responses to homelessness to rising interest rates on mortgages for skyrocketing house prices. Where we live (our home), and its quality and affordability, affect all other aspects of our lives.

During this year, Shelter SA researched discrimination against women in the private rental market and launched the *Sexcluded* Report. We organised an International Women's Day event around the theme Outside, Inside: What Home Means. Prof. Fran Baum's speech linked housing to health and education outcomes for women.

To raise awareness of homelessness and housing issues, Shelter SA, the Big Issue, Homelessness SA and the Inner City Administrators' Group had a stall at Womadelaide music festival and distributed free CD's that had information about the agencies and homelessness. The CD's were well received and are in use in some schools. To improve services to the homeless, Shelter SA and Adelaide Central Community Health Service organised a Homelessness, Health, and Housing and Expo in Whitmore Square; this was effective at informing some of the city's homeless people about what services are available, and brought thirty services together, informing each other of their services and processes. Partial funding for this was received from the SA Housing Trust, which was appreciated.

One of our major events was organising the Housing Plan for SA Forum, three months after Minister Weatherill launched the Plan. Attended by 120 people from across the State, participants heard from the Minister and his Department about how the Plan will be implemented, but more importantly, participants were able to raise their questions and concerns through discussions; those will be published and a follow-up forum will be organised to get the responses. The State Government is to be congratulated for developing its State Housing Plan and recognising the fundamental importance of housing.

Presentations were made to the Residential Tenancy Tribunal members, the Financial Counsellors' Conference, the Women's Legal Services Conference, the mental health Integration Workshop and the Planning Institute of Australia's Winter Planning Seminar, among others.

Moving in a new direction, the Shelter Board endorsed a plan to set up branches of Shelter across the State, to provide Shelter with a truly state-wide base, and to better enable Shelter to advocate for rural and regional housing issues. Visits were made to Port Lincoln and Mt Gambier during the year, where considerable interest was shown.



A special-interest branch was formed called ASHRA – from members working with asylum seekers, refugees and migrants. Housing is an important issue for these members of the community. In addition, the Women’s Housing Caucus was revived, and may become a branch of Shelter.

*SheltaShortz* continued to be published, covering a variety of current housing issues. Significantly, Shelter published the first series of *Snapshotz*, a set of eleven authoritative booklets on different kinds of tenancies. These were distributed to members, stakeholders, and State politicians.

In order to keep housing on the public agenda, Shelter SA was frequently quoted in various newspaper articles, and appeared on television and in frequent radio interviews.

Responses or submissions were made to the Planning Strategies Papers for Metropolitan and Outer Metropolitan Adelaide, “Stateing Women’s Health” newsletter, Women’s Health Policy Reform, Women’s Safety Strategy, and the upcoming ABS census.

Because of Shelter’s involvement on the SA Housing Trust’s Operational Planning Advisory Committee, Shelter made significant input into the Trust’s video on Conditions of Tenancy, and the policies on Walk-up Flats, Probationary tenancies, Relocation, the Home Guide and Fact Sheets.

To keep abreast of current information and trends in housing, staff participated in numerous seminars organised by VIVA, the Planning Institute of Australia, the Australian Institute of Urban Studies, Australian Housing and urban Research Institute, Department for Families and Communities, the Social Inclusion Unit, the Economic Development Board, Adelaide City Council, Anglicare, UnitingCare Wesley Port Adelaide, Office for Women, the Dunstan Foundation, Mental Health Coalition, ACOSS and the Youth Housing Forum, to mention a few.

Shelter participates in the monthly meetings of the Housing Minister’s Housing Council (Community Sector) and holds an elected place on the SACOSS Policy Council, which also meets monthly.

On a national level, Shelter SA participated in the National Housing Affordability Conference in Sydney, and joined with other state and territory Shelters for National Council meetings in Melbourne and Hobart. During the year, this “federation” published the National Shelter Election Platform, outlining what we thought would lead to better housing outcomes; it was sent to every Federal politician.



After three and a half years, Bryan Hughes resigned in December, to take up a position as Residential Growth Officer with Adelaide City Council. He made significant contributions to Shelter over the years. Margo Johnson joined us in April; with a background in anthropology, Margo brings a very different and dynamic perspective to our work.

Having received assurances from Minister Weatherill of funding to June 2008, Shelter SA will continue to advocate for justice in the housing system, and will publicise the critical issues currently affecting housing for people on low incomes.

*Gary Wilson*

Gary Wilson  
Executive Director

### Scenes from Shelter SA Events



Minister Jay Weatherill  
at a Shelter SA Board Meeting



Gary Storkey,  
Sexcluded Launch August 2004



Scenes from International Women's Day 7 March 2005



Womad March 2005



## Board Attendance

The Board of Shelter SA met 11 times during the financial year. Individual Board Members' attendance is listed:

|   | <b>Attended / Possible</b> |
|---|----------------------------|
| Dieter Sczesny, Chair<br>Individual                 | <b>10/11</b>               |
| Daniel Clements, Vice Chair<br>Mission SA           | <b>9/11</b>                |
| Sharyn Goudie, Secretary<br>SYC                     | <b>11/11</b>               |
| Bill Peterson, Treasurer<br>Individual              | <b>7/11</b>                |
| Alan Steven<br>Salvation Army                       | <b>8/11</b>                |
| Alan Moore<br>ParaQuad Association                  | <b>8/11</b>                |
| Kathy Arthurson<br>Individual                       | <b>5/11</b>                |
| Leanne Young<br>Rep. of Homelessness SA             | <b>7/10</b>                |
| Jane Reed<br>Individual, Elected at AGM             | <b>8/8</b>                 |
| Matt Fisher<br>CHCSA, Elected at AGM                | <b>4/8</b>                 |
| Helene Nielsen<br>Centacare, Resigned in March      | <b>8/8</b>                 |
| Michele Slatter<br>Individual, Did not stand at AGM | <b>2/3</b>                 |
| Helen Connolly<br>Anglicare, Did not stand at AGM   | <b>1/3</b>                 |



## Treasurer's Report

The past year has seen few changes in both Board Members and Staff which did not have an impact on the Financial Corporate Governance of Shelter SA.

The financial systems and structure are working extremely well and I must thank and acknowledge the professional services of the bookkeeper Jan Moffat. She has kept the organisation on track and continually produced the statements in a user-friendly manner. I thank her for the support and information she has supplied to and for the Board. I again acknowledge Cheryl Shepley for her assistance and support to both Jan and myself throughout the year.

The budget has been adhered to as most of the changes that we encountered were predicted. Most of this forecasting was due to the effort that Gary Wilson has contributed. I thank Gary for sharing his skills and knowledge to achieve this.

We are continuing to maintain National Shelter's finances and appear to be doing a reasonable job as they have requested that we keep the finances operational from South Australia.

The auditor has approved the books and the financial statements as highly acceptable. Once again thanks to Jan. He has not found any discrepancies with the books and we will continue to present them using the same systems.

I feel that I must thank the former Board Members for the support and professionalism that they have demonstrated over the past year. The Board Members worked well together and there was no doubt that we sometimes came from different angles but always worked together.

I therefore move that the auditors report as presented be accepted.

I therefore move that the finance report as presented be accepted.

I move that the auditor for 2004-2005 be Peter Hall & Co.

**Bill Peterson**  
Treasurer



## **Staff**

### **Executive Director (1.0 FTE)**

Gary Wilson

### **Sector Development Officer**

Bryan Hughes (0.8 FTE) to 31/12/04

Margo Johnson (0.75 FTE) from 5/4/05

### **Research and Policy Officer (0.8 FTE)**

Janet Adkins

### **Clerical Officer (1.0 FTE)**

Cheryl Shepley

### **Bookkeeper (Casual)**

Jan Moffatt



## **Shelter SA Members 2004-2005**

### **Members - Organisations**

Adelaide City Council  
Adelaide Regional Advisory Board  
Bowden Brompton Housing Service  
Catherine House  
Centacare  
City of Salisbury - Housing Support Program  
Community Housing Council of SA  
Family and Community Services  
Hutt Street Centre  
Lincoln Community Care  
Lutheran Community Housing  
Marion Regional Advisory Board  
Mission Australia  
Multi Agency Community Housing Assoc  
Northern Suburbs Housing Co-Operative  
OARS  
Red Shield Housing Association  
Roofs Housing Association  
SA Financial Counsellors Inc  
SACHA  
SE Regional Domestic Violence Services  
Seniors Information Service  
Service to Youth Council  
Southern Junction Youth Services  
St Johns Youth Services Inc  
The Adelaide Benevolent & Strangers Friend Society  
The Big Issue  
The Salvation Army  
The Salvation Army - Ingle Farm  
Uniting Care Wesley Port Adelaide  
UnitingCare Wesley Adelaide  
UnitingCare Wesley Port Pirie  
West Coast Youth Services  
Western Domestic Violence Service  
YACSA  
Yarredi Services  
Young Womens & Childrens Support Services Coalition



## Members – Individuals

|                 |               |
|-----------------|---------------|
| Betty-Jean      | Alberton      |
| Kathy           | Arthurson     |
| June            | Ayres         |
| John            | Bauer         |
| Jenny           | Benton        |
| Karen           | Butler        |
| Barbara         | Colbert       |
| Jeff            | Creek         |
| Sarah           | Curtis-Fawley |
| Debra           | Davis         |
| Kelvin          | Enright       |
| Jane            | Fletcher      |
| Natalie         | Fuller        |
| Rob             | Gray          |
| Deborah         | Guise         |
| Christine       | Halsey        |
| Bryan           | Hughes        |
| Barry           | Hughes        |
| Gabrielle       | Hummel        |
| Leslie          | James         |
| Celia           | Karpfen       |
| David           | Kilner        |
| Naomi           | Knight        |
| Helen           | Lewis         |
| Scott           | McFarlane     |
| Alan            | Moore         |
| Tony            | Moritz        |
| Dennis          | Murton        |
| Christabel Jane | Parham        |
| June            | Pavier        |
| Jenny           | Pessios       |
| Bill            | Peterson      |
| Eleanor         | Ramsay        |
| Jane            | Reed          |
| Mike            | Reilly        |
| Diana           | Sautelle      |
| Dieter          | Sczesny       |
| Pam             | Simmons       |
| Heather         | Southcott     |
| Leena           | Sudarno       |
| Jan             | Sundberg      |
| Patricia        | Walsh         |
| Paul            | Wormald       |
| Jayne           | Wrigley       |