# SHELTER SA

ANNUAL REPORT 2022



# MINUTES OF 2021 AGM

27 October 2021

EY, 121 King William Street, Adelaide, South Australia and via Teams

The meeting opened at 10.30 am.

Paul Astley, Shelter SA Chairperson, welcomed members, guests and distinguished guests. The Chairperson acknowledged the meeting was being held on Kaurna land and paid his respects to Elders past and present.

#### 1. Present

#### **Individual Members in Person**

Paul Astley (Shelter SA Board, Chairperson)
Michael George (Shelter SA Board, Treasurer)

Jo Fox (Shelter SA Board)
Susan Baker (Shelter SA Board)

Individual Members Online

Tom Earls (Shelter SA Board, Public Officer)

Greg Black (Shelter SA Board)

Michelle Gander (Shelter SA Board)

Rob Edwards (Shelter SA Board, Secretary)

#### **Organisational Members Online**

Chris Burns Hutt Street Centre

Joe Aylward SYC Kirsten Sandstrom SYC

#### **Guests Online**

Dianah Waters

Katherine Baldock Office of Shadow Minister for Human Services

Kim Wright Department of Human Services

Nat Cook Shadow Minister for Human Services

Amanda

#### **Staff Present**

Alice Clark Executive Director

#### 2. Apologies

Lyn Guerin (Shelter SA Board, Vice Chairperson)

Necia Pascale Adelaide Benevolent

Eugenia Tsoulis Australian Migrant Resource Centre

Deb Lockwood Relationships Australia SA

Michael Brown Member for Playford

Trish Kerwood

**Rob Martin** Child and Family Focus SA Youth Affairs Council of SA Anne Bainbridge

#### 3. Minutes of the 2020 AGM

Minutes of the 2020 AGM were included in the 2020-2021 Annual Report.

Motion: That the minutes of the Shelter SA 2020 AGM held 22 October 2020 be accepted as a true and correct record. Moved: Michael George Seconded: Tom Earls Carried

#### 4. Chairperson's Report

The Chairperson, Paul Astley acknowledged the achievements of Shelter SA over the past year, noting the highlights, dedicated work of staff and the commitment and support of our members. Paul Astley's full report is included in the Annual Report.

Motion: That the Chairperson's Report for 2020-2021 be accepted.

Moved: Paul Astley Seconded: Michael George Carried

#### 5. Executive Director's Report

The Executive Director's Report was presented in the Annual Report. The Chairperson invited the Executive Director to present a summary of her report and expressed appreciation of her efforts.

#### 6. Treasurer's Report

The Treasurer's Report was included in the Annual Report. The Chairperson invited the Treasurer to present a summary of the report and expressed appreciation of his efforts.

Motion: That the Treasurer's report for 2020-2021 be accepted.

Moved: Michael George Seconded: Jo Fox Carried

#### 7. Audited Financial Statement

The full Audited Statement is included in the Annual Report.

Motion: That the Auditor's Statement for 2020-2021 be accepted.

Moved: Michael George Seconded: Michael Gander Carried

#### 8. Appointment of Auditor

Motion: That VM Accounting be appointed as auditor for the

financial year 2021-2022.

Moved: Michael George Seconded: Jo Fox Carried

#### 9. Re-Election of Board Members

The Chairperson acknowledged and thanked retired and retiring Board Members Clare MacAdam and Jo Fox and noted that six current Board Members were nominated for re-election this year: Michael George (individual member), Tom Earls (individual member), Rob Edwards (individual member), Lyn Guerin (individual member) Greg Black (individual member) and Michelle Gander (individual member) for three years. One Board Members, Paul Astley was in year one of his three year term. Susan Baker (individual member) was elected to the Board for three years.

The Chairperson declared that the nominees were elected unopposed to the Board of Shelter SA and congratulated them.

The new Board met briefly at the conclusion of the AGM to elect officers of the Association and the results will be communicated via e-bulletin.

#### 10. Close of AGM

Meeting closed at 11.15 am.

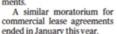
### Tenants to lose COVID eviction rights

KATHRYN BERMINGHAM

A MORATORIUM on evicting residential tenants suffering financial hardship due to the pandemic will end on June 30, under proposed changes to the State Government's COVID-19 Emergency Response Act.

A freeze on rental hikes for such tenants would also finish on the same day. The move has been condemned by Shelter SA and the Opposition who say it will add further strain on vulnerable South Australians.

Attorney-General Vickie Chapman yesterday introduced legislation into State Parliament to revoke several COVID-19 measures, including a freeze on rents and a prohibition on turfing out tenants who fall behind on rental payments.



The Bill also sought to repeal several other measures introduced at the height of the COVID-19 pandemic, such as provisions relating to the detention of certain protected persons during the COVID-19 pandemic and measures that reverse the presumption of bail for certain offences – and these would end on May 31.



"Most of the things to be repealed under this Bill, or removed by proclamation, are to expire at the end of this month (but) we felt it was important... that those who are in tenancies and may be vulnerable have an extra month to be able to deal with those matters."

Shelter SA executive director Dr Alice Clark, pictured, said the removal of the protections would come at a time when many tenants were already struggling with the end of JobKeeper and a reduction of JobSeeker wage subsidies

of JobSeeker wage subsidies.
"This (legislation) could
mean they'll potentially be
evicted," she said.

Opposition treasury spokesman Stephen Mullighan said the government was currently sending out its latest round of land tax bills.

"The Opposition supports continuing the moratorium on rent increases, but it's unreasonable for the government to impose (\$87m in) land tax increases on thousands of landlords at the same time," he said.

"The government should delay these increases for another year."

## SHELTER SA OBJECTS

The Association is formed with the principal object of working towards benevolent relief of poverty, distress and disadvantage by individuals and families in South Australia by:

- Promoting and maintaining the right of people living on low incomes and in need of benevolent relief to access affordable, safe and secure long-term housing that they identify as appropriate to their needs.
- Promoting and maintaining the right of people living on low incomes and in need of benevolent relief to housing of a quality which enhances people's health, well-being, dignity and life opportunities.
- Promoting the benefits of public and community housing in the community for people living on low incomes and all spheres of government.
- Publishing, researching, collecting or otherwise disseminating information on matters
  relating to the provision of housing, particularly for people living on low incomes, for public
  benefit and the relief of housing poverty.
- Establishing, supporting, resourcing and coordinating non-government organisations and agencies with similar interests and objectives to the Association.
- Promoting opportunities for disadvantaged members of the community to access housing provision free from discrimination as a result of factors such as age, gender, ethnicity, health status or disability.
- Promoting and supporting consumer and community participation in decision making in relation to housing for people living on low incomes and to promote access to avenues of appeal across all housing tenures.
- Doing all such other things as may be incidental to the attainment of these Objectives.
- The Association is a non-profit organisation operating to achieve the above benevolent purposes.

## STRATEGIC PLAN







# STRATEGIC PLAN CONTINUED



Shelter SA is very proud to be a registered charity, satisfying criteria that through our housing policy and advocacy work we have a link to the direct client work conducted by our member organisations in the benevolent relief of poverty and we have full accreditation under the Australian Service Excellence Standards.





# CHAIRPERSON'S REPORT

I am pleased to present the 2022 Annual Report for Shelter SA following another challenging but successful year. We understand the trust our members place in Shelter SA and the regard they have for our housing policy and systems advocacy. I thank our members and acknowledge the work they have done throughout the pandemic and the critical assistance they have provided to members of the community.

This year, we have expanded our focus on the strategic development of our consultant capabilities to benefit our members. The Shelter SA Board and staff have made a conscious decision to only offer consultant work to our members and that work is aligned to our objectives.

We have expanded our networks and memberships to include councils, developers, modular housing manufacturers, real estate agents and aged care. One of the key products we have developed is a housing action plan for local governments to enable the increased supply of social and rental housing. Here, we are working with councils and local stakeholders to develop sustainable financial models to fund new housing supply.

Another innovation is the development of aged care and disability training packages with a focus on the prevention of homelessness, which expands our fee for service offerings. We continue to advocate for State Government investment to increase the net supply of social housing and other aspects of policy and legislation improvement, including the current review of the Residential Tenancies Act, while we develop these models with other stakeholders.

The introduction of consultancies and fee for service activities last year has also introduced new members to Shelter SA, which further supports our financial sustainability.



# CHAIRPERSON'S REPORT

Fee for service and financial independence are key components of our vision for the future and I encourage you to speak with us about how we may add value to your organisation and your work.

We currently have a modest but secure financial position that allows the ongoing development of strategies that will bring consistent and sustainable income to the organisation.

The Shelter SA Board members and staff remain strongly committed to Shelter SA and our mission, with the right of every South Australian to have a safe, affordable place to call home, particularly people living on low incomes, at risk of homelessness or experiencing homelessness.

We acknowledge our new Minister for Human Services, Nat Cook, and thank her for continuing to support our excellent working relationship with her, her team and the Housing Authority, while we also work with other relevant ministers and departments. Shelter SA is determined to remain an important voice for housing affordability.

I acknowledge the invaluable contribution of all Board Members who have served during the past year and have been generous in contributing their extensive expertise and time to ensure the future of the organisation. I wish to thank Michelle Gander who retired earlier this year in March after two years as a valued Board Member.

There are no Board Members completing their term this year nor any new nominations. We will, however, continue to seek new Board Members who can add to the current expertise of the Board. You are welcome to contact me if you have governance experience and an interest in joining us.

Finally, my sincerest thanks to Alice Clark who continues to successfully carry the organisation through this innovative period. We look forward to working with our members and stakeholders in the coming year.

# TREASURER'S REPORT

Il am pleased to present the Shelter SA Treasurer's report for the year ending 30 June 2022. The 2021-2022 financial year was an important year for Shelter SA which continued our transition from a government funded operation, to a self-funded association with a strong membership base and the initiation of new revenue streams including fee for service activities.

The Shelter SA Board of Directors and management continue to ensure the longevity of Shelter SA and deliver exceptional outcomes against our strategic plan and objectives.

For the 2021-2022 financial year, Shelter SA performed well against budget and has maintained it's strong cash position, driven by our membership support, which will assist in our continued advocacy for fairer housing outcomes for South Australians who are living on low incomes and with housing need in the new financial year.

The Financial Statements have been audited without qualification. I hereby move that the Audited Financial Statements be accepted as presented.



#### MICHAEL GEORGE

# EXECUTIVE DIRECTOR'S REPORT

The reach and impact of our work did not slow down during the last financial year and we remain focussed on our core business – working on housing systems, policy, legislation and advocacy – while we are committed to enabling the increased supply of social housing.

We worked hard leading up to the 2022 State Election to pull together a range of asks to improve housing affordability and availability and homelessness affecting people living on low incomes and it was fantastic to see the elected Government promise to spend \$180 million on public housing. Through our election platform, writing to the parties, publishing the results and an online forum, Shelter SA was very active in this advocacy space.

We now have a co-designed training product that has a focus on the prevention of homelessness and we are pleased to say that it has been delivered to hundreds of South Australians who work with vulnerable clients in the community. The training has been consistently positively rated and can be accompanied by our housing assessment tool and other resources. We thank the Aged Care Industry Association for advertising our training on their online platform.

We have developed a new policy to reflect our fee for service activities and to ensure that we only undertake consultancy work for our members, which is in keeping with our objectives. The new policy creates a framework for us to develop our new financial model, which is ongoing, but progress has been made over the last twelve months.



It has been exciting to work increasingly with industry to progress our strategic objective to increase the supply of social housing. I have been to three modular housing factories including that of our Associate Member, Fleetwood Australia and it is fascinating to watch the production line of homes being built. Our interest in modular dwellings is in bringing greater affordability to housing and disruption to traditional, slow and expensive ways of building – expensive homes on expensive land. We know these ideas are gaining traction and we were very pleased to hear about the expression of interest process launched by the State Government, to explore modular solutions to the rental crisis.

There has been a huge amount of media about the private rental market and horror stories about people living in tents and cars. We have strived to educate journalists and urged them to focus on solutions, rather than only the people's stories, even though both are important. There is a growing demographic of people experiencing homelessness now, due to the very low vacancy rates and skyrocketing house prices.

We are very pleased to enjoy an excellent relationship with our current State Government and Ministers with portfolios that are relevant to our work across multiple departments that have an effect on the housing system and thank Minister Nat Cook, particularly, for her commitment to housing and homelessness.

I thank the members of our Board for their strong support of Shelter SA and their excellent governance. Our Chairperson, Paul Astley, continues to show a high level of leadership which I rely on, and I continue to learn from his experience and knowledge. Thank you to our retired and continuing Board Members for the expertise they have provided it is most appreciated.

I thank our bookkeeper, Kelley Reay, for her services, assisting us to monitor our finances and provide financial reporting to our Board. Last but not least, thank you to our members and colleagues, for your support and encouragement, I am looking forward to a bright future for you and the citizens you serve, continuing to speak out about housing and advocating for a fairer society. The services you provide are essential services that assist the most vulnerable South Australians and it is a privilege to work alongside you. Thank you.

#### ALICE CLARK

# NATIONAL SHELTER



Our National peak body, National Shelter, is still going strong. In the last twelve months we farewelled Adrian Pisarski to his retirement and welcomed Emma Greenhalgh as our new Chief Executive Officer.

We were very pleased that our Executive Director, Alice, was able to participate in the recruitment process to secure a new leader and we were delighted to appoint Emma.

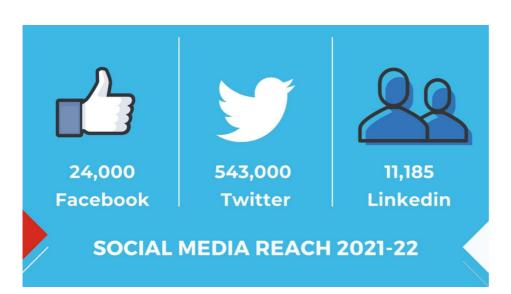
Alice was the Chairperson of National Shelter for seven years and handed over the reins at the Annual General Meeting at the end of 2021.

Pictured above at the most recent National Shelter Council meeting are members of the Council with the new Federal Minister for Housing and Homelessness, Julie Collins, who attended to hear from us and speak to the Federal Government's election commitments.

Public housing leads to a wide range of economic and social benefits such as increased employment, education, community participation, better health outcomes, and reduced crime and incarceration rates.

– Shelter SA

# ENGAGEMENT & REACH







# Advice 86% Advocacy 86% Policy 86% Research 86% Training 94%

# ENGAGEMENT &









Tuesday, Jun 21, 2022

## Finding shelter from an unfolding social disaster

OPINION

An emergency response and lateral thinking is needed to accommodate people and families locked out of rental housing and home ownership, argues Alice Clark.





# STAKEHOLDER **QUOTES**



Thank you, Alice and the Shelter SA team, for the fantastic advocacy and leadership you provide to the sector - we are better for it.

Hi Alice - just wanted to say congrats on your article in InDaily. I loved the way you drew such a clear analogy between the rental crisis and natural disasters, and then invited us to think about the way we respond to each. Implicit is the sense that housing insecurity is in itself a kind of trauma - it is mind-boggling that we let people go through this, especially kids. Anyway, hope you get some traction for your solutions.

G'day Alice. Just wanted to say an excellent article yesterday. Serendipitous timing, there's clearly a need for some short-term responses while the longer term ones are being developed. The question is how much the skilled labour and material shortages that are affecting long term supply will also impact on shorter term. But I think worth pursuing.

We have always supported and admired Shelter's work enormously. We do hear you being interviewed when housing is discussed and we are always impressed and glad to hear your input. Thank you for everything you do.

I love and applaud Alice Clark's relentless advocacy for the homeless.





























Associate Members





































## TOWN OF GAWLER



We have been working with the Town of Gawler to create and implement a housing action plan. Through speaking at a forum and meeting the current Mayor, Karen Redman, our relationship continued and we participated in a strategic conversation with a group of local stakeholders with concerns about housing and homelessness.

A range of activities then followed including meetings with relevant Ministers and senior public servants with responsibility for housing and land use and media. We designed and co-led a workshop bringing together a carefully selected group of people to create a financial model to add to the new supply of housing (pictured above).

The model created highlighted how housing could be financed without reliance on government land or funding, without the subdivision of land and through no sale of land harnessing concepts such as retirement villages, lifestyle villages and residential parks.

We are delighted that the Town of Gawler joined Shelter SA as a member and we look forward to continuing to work with them to productively address community needs.

Encouraged by this interest by local government, we have met with numerous local governments who have an increasing interest in the new supply of housing and how they can act locally to achieve the housing their citizens and workforces need. Please contact us if you would like to find out more or create a housing action plan for your area.



# ADDING TO THE SUPPLY OF SOCIAL HOUSING

Shelter SA undertakes a number of activities with our members, associate members, other not for profits, governments and industry that aim to increase the supply of social housing.

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Our Homes4Good platform in partnership with Cornerstone Housing now has fifeen properties and we are looking to expand into the regions and invite new partners.

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We support innovation in housing to achieve greater affordability through harnessing not for profit land, modular design and build to rent concepts.

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We regularly connect stakeholders to explore partnerships to produce housing that is affordable for people living on low incomes.

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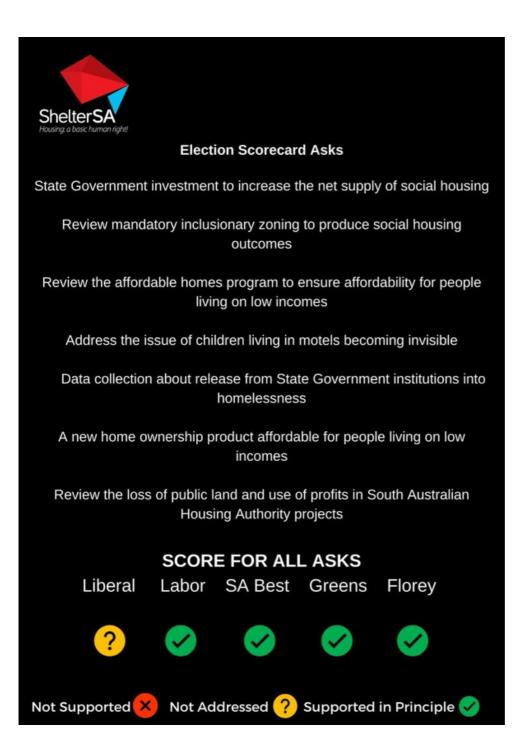
We educate residential property owners and property managers about rental affordability for people living on low incomes.

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We work with our colleagues including economists, developers, architects, bankers and builders who contribute their knowledge to innovative financial models and mixed use developments.

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## **ELECTION 2022**

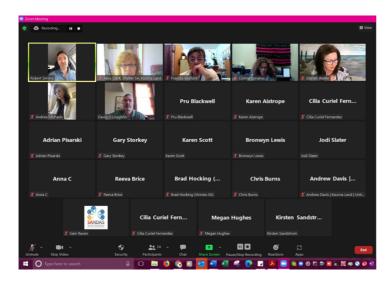




At the March state election SA Labor committed to investing \$177.5 million to build and upgrade public housing across South Australia.

8:16 AM · Sep 4, 2022 · Twitter for iPhone

## **ELECTION 2022**



Shelter SA launched an Election Platform leading up to the 2022 State Election with the objective of seeking election commitments from all the parties and independents. The focus of the Platform was to improve the supply of social housing, housing affordability and reduce the number of South Australians experiencing homelessness.

The Platform was intended to add to the discussions we are already having about housing need and to start a conversation about strong, structural reform of our inclusionary zoning policy, to move away from the construction and sale of affordable housing towards social housing outcomes.

We called for an investment in social housing, better housing outcomes for children experiencing homelessness and a range of other measures to relieve the housing stress and poverty that exist in our State.

We received responses from all the major parties and published them on our website with a scorecard that reflected the provided commitments to change and then held a well attended online forum (pictured above).

We were delighted to learn about Labor's commitment to spend \$177.5 million on public housing including new supply, maintenance upgrades and addressing vacant properties.



## **ACTIVITIES**



Shelter SA ha continued to achieve a high number of publications, attendance at events held by our members, public speaking engagements, briefings for politicians and mainstream/social media work. These activities contribute to raising awareness in the community about housing issues and solutions and making sure we have a healthy public profile.

Our objectives drive all of our activities. We strive to create a housing system that is fairer for people living on low incomes including those living in a range of tenures, including private renters.

We have strong relationships with politicians from all sides and all levels of government including Federal, State and Local, senior public servants, industry, other peak bodies and our not for profit leaders.

We keep in touch with you through our enews, mainstream media and our social channels, attending your events and inviting you to ours, keeping housing on the agenda.



# **BOARD MEMBERS** 2021-2022



Paul Astley Chairperson



**Lyn Guerin**Vice-Chairperson



**Michael George** Treasurer



**Rob Edwards**Secretary



Susan Baker



**Tom Earls**Public Officer



**Greg Black** 



Michelle Gander

## **STAFF**



**Alice Clark**Executive Director

Historically, the idea of housing as a basic human right, and the economic benefits that derive from it, were well understood in South Australia and provided the moral and economic imperative for significant investment into public housing building programs.

- Shelter SA

# SHELTER SA MEMBERS 21-22

#### **Organisational Members**

Access 2 Place Adelaide Benevolent Society Adelaide Day Centre Anglicare SA Australian Migrant Resource Centre Centacare SA City of Adelaide Helping Hand **Hutt St Centre** Junction Australia Relationships Australia SA Red Cross Salvation Army - Adelaide Salvation Army - Ingle Farm Salvation Army – Port Augusta St John's Youth Service SYC HYPA Town of Gawler Uniting Communities Uniting Country SA

## Reciprocal Members

Uniting SA

Aboriginal Family Support
Serivces
Child and Family Focus SA
Community Centres SA
Community Housing Council
SA
Council of the Ageing
Grandparents for
Grandchildren
Homelessness SA

#### **Associate Members**

Burbank
Fleetwood Australia
Housing Renewal
Australia
Magain Real Estate
YAS Developments

#### **Donors**

Jo Harrison
Margaret Collins
Ruth Fazakerly
Child and Family Focus
SA
David Kilner
Michelle Lindblom

Landlords Association SA
Residential Parks Residents
Association
South Australian Network of
Drug and Alcohol Services
Volunteering SA & NT
Youth Affairs Council SA
SACOSS

We thank our members and donors for their support - we need you to continue our housing advocacy and look forward to working with you in the coming year.

# SHELTER SA MEMBERS 21-22

#### **Individual Members**

**Andrew Davis** Andrew Derrington David Kilner Greg Black Joanne Fox Michael George Michelle Gander Michelle Lindblom Neil Titterington Patricia Kerwood Phil Davies **Rob Edwards** Tom Earls Lyn Guerin Moyna Dupe Paul Astley

Susan Baker

