

# SHELTER SA

## ANNUAL REPORT

### 2023



**ShelterSA**

*Housing: a basic human right!*

# SHELTER SA OBJECTS

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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



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 and the benevolent relief of poverty.



# CHAIRPERSON'S REPORT

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I am pleased to present the 2023 Annual Report for Shelter SA.

Once again, the support of our members has allowed the organisation to achieve our objectives and advocate on behalf of people living with housing need and experiencing homelessness. I thank our members and acknowledge the essential services they provide to vulnerable members of the South Australian community.

One of the principal activities undertaken was for Alice Clark to chair the government's taskforce on older women and housing security. This project was successfully completed with the contribution of many stakeholders including our members. We are waiting for the release of the recommendations report and look forward to seeing improvements in housing security for older single women living on low incomes. We acknowledge the value that the State Government placed on the resource provided by Shelter SA in the form of a financial contribution.

Shelter SA has continued to work with our members on initiatives located within their services that have provided benefits to their staff, volunteers and clients. Some of the resources that Shelter SA has developed and tested have been highly valued by our stakeholders, however they require additional funding to be more widely distributed.

We are acutely aware, unfortunately, that the number of people experiencing homelessness has increased in the past twelve months and our member organisations report extreme difficulty in placing their clients into any type of accommodation in the city, suburbs or regions.

Affordable and secure housing is the cornerstone of a successful socially inclusive and economically productive South Australia and this is at the heart of the objects of Shelter SA.



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.

Our current modest but secure financial position does limit the organisation's ability to focus on every housing issue that arises, so we must prioritise key aspects of our strategic plan.

Our organisational member representatives have been invited to a strategy meeting to discuss the function, form and future priorities of Shelter SA, as our current model is not sustainable in the long term. One of the considerations will be how we can best serve our members and prioritise our resources. My question is what is the value of Shelter SA and how do stakeholders, including State Government, recognise that value?

We have consistently advocated for improved housing outcomes, policies and legislation to the State Government and advised how Shelter SA's knowledge, skills and relationships could benefit their work. We will continue to seek the return of State Government funding to more accurately recognise the value that we add.

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 would like to thank our retiring Board Member, Rob Edwards, for his contribution to Shelter SA over the past six years, particularly his work on Board committees and with the recruitment of new Board Members.

We will 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.

Later in the meeting, you will see that I have renominated for another three-year term and will continue as Chairperson. This will be my final term and my objective is to leave Shelter SA in a strong position to ensure a sustainable future.

Finally, my sincerest thanks to Alice Clark who continues to successfully carry out the operations of our organisation. We look forward to working with our members and stakeholders in the coming year.

**PAUL ASTLEY**

Chairperson

# EXECUTIVE DIRECTOR'S REPORT

The last twelve months have been very busy for me at Shelter SA. It was a privilege to be appointed as the Chairperson of Minister Nat Cook's taskforce on older women and housing security. This important work has been a principle focus over the last twelve months.

I am looking forward to the publication of the taskforce recommendations report, related announcements and future actions that will improve housing security for older women.

As I am often working without a team at Shelter SA, I was fortunate to spend time with the taskforce members who were a group of highly engaged people from across government, the not for profit sector, our member organisations and the lived experience advocates who turned their minds to the housing issues I grapple with every day.

It has been pleasing to see so much activity at Local, State and Federal Government levels and related housing initiatives emerge this year for which I have written submissions, attended workshops, participated in media and undertaken policy advocacy to benefit low income households and renters.

I have been prompted through discussions with our organisational member representatives to invite them to examine the function and form of Shelter SA, their strategic preferences and the value that we add to their work. As Paul mentioned in his Chairperson's Report above, we look forward to this opportunity to gather their input in November. One agenda item will be to tease out the tension between contributing to government work and assisting them with their own initiatives, in our current situation of limited resources.



Recently I heard Treasurer Stephen Mullighan discussing the possibility of a free public transport system for South Australia and he was of the view that when people do not pay for services the services are “value-less”. This conversation brought me to question how our contributions to governments are valued if they continue to be provided at no cost.

As an example of a member initiative, I have been working closely with St Vincent de Paul Society SA and Westside Housing to bring a Homeshare service to South Australia and there is more information about this initiative later in this report.

In other contributions to the work of our members, I was pleased to have an opportunity to deliver our prevention of homelessness training and advocacy workshops to some of our member organisations. It would be ideal to roll out both initiatives more broadly if additional resources could be secured.

The support of Shelter SA members has been critical to allow our work to continue and we will be seeking greater member input this year. We aim to ensure that our housing advocacy can continue and have as much impact as possible during this housing crisis, which is likely to continue for some years.

I thank the Shelter SA Board Members who continue to be very supportive of my work and who are strongly committed to meeting the objectives of Shelter SA. The leadership of our Chairperson, Paul Astley, has been significant once again and I thank him for sharing his time and expertise with me.

Thank you to our bookkeeper Kelley who is based in Queensland and our volunteer Josephine.

**ALICE CLARK**

Executive Director

# TREASURER'S REPORT

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I am pleased to present the Shelter SA Treasurer's report for the year ending 30 June 2023.

The 2022-2023 financial year was an important year for Shelter SA as we continued to build a strong membership base and new revenue streams including fee for service activities to support our ongoing operations as a self-funded organisation.

The Shelter SA Board of Directors and management continue to ensure the longevity of Shelter SA and deliver exceptional outcomes for the housing and homelessness sectors.

For the 2022-2023 financial year, Shelter SA performed well against budget and has retained its cash position, driven by strong membership fees, which will assist in our continued advocacy for fairer housing outcomes for South Australians who are living on low incomes and in 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**

Treasurer



# MINUTES OF 2022 AGM

Wednesday 26 October at 12 noon  
Level 2, U City, 43 Franklin Street, Adelaide

## 1. Attendees

Aaron Ross, Cornerstone Housing, Organisational Member  
Alex Houthuysen, St Johns Youth Services, Organisational Member  
Alice Clark, Shelter SA, Staff  
Ardhene Sembrano, Fleetwood, Organisational Member  
Beth Critchley, Salvation Army Housing, Organisational Member  
Chelsea Potter, Uniting Communities, Organisational Member  
Deb Lockwood, RASA, Organisational Member  
Evelyn O'Loughlin, Vinnies SA, Organisational Member  
Greg Black, Shelter SA Board Member, Individual Member  
Jaynie Morris, Guest  
Josephine Burke, Shelter SA, Volunteer  
Julie Durand, Burbank, Organisational Member  
Karen Redman, Mayor, Town of Gawler, Organisational Member  
Liam Kelly, Fleetwood, Organisational Member  
Michael George, Shelter SA, Board Treasurer, Individual Member  
Michelle Tobin, Hutt Street Centre, Organisational Member  
Minister Advisor, Guest  
Minister Nat Cook, Guest  
Pam Keirns, Individual Member  
Paul Astley, Shelter SA, Board Chairperson, Individual Member  
Richard Laidlaw, Uniting Communities, Organisational Member  
Susan Baker, Shelter SA, Board Member, Individual Member  
Tania Manser, Sonder, Organisational Member  
Tom Earls, Shelter SA, Board Public Officer, Individual Member  
Anne Bainbridge, YACSA, Reciprocal Member  
Julie Conway, Individual Member  
Tim Shahin, YAS, Organisational Member

## 2. Apologies

Andrew Davis, Individual Member  
Rob Edwards, Shelter SA, Board Member, Individual Member  
Lyn Guerin, Shelter SA, Board Member, Individual Member  
Lucy Hood, Member for Adelaide  
Trish Kerwood, Individual Member  
Necia Pascale, Adelaide Benevolent, Organisational Member

### 3. Minutes of the 2021 AGM

Minutes of the 2021 AGM were included in the 2021-2022 Annual Report.

Motion That the minutes of the Shelter SA 2021 AGM held on 27 October 2021 be accepted as a true and correct record.

Moved Michael George Second Tom Earls

### 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 2021-22 be accepted.

Moved Paul Astley Second Susan Baker

### 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 for 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 for his efforts.

Motion That the Treasurer's report for 2021-22 be accepted.

Moved Michael George Second Paul Astley

### 7. Audited Financial Statement

The full Audited Statement is included in the Annual Report.

Motion That the Auditor's Statement for 2021-22 be accepted.

Moved Michael George Second Tom Earls

### 8. Appointment of Auditor

Motion That VM Accounting be appointed as auditor for the financial year 2022-23.

Moved Michael George Second Paul Astley

### 9. Election of Board members

The Chairperson acknowledged and thanked current and continuing Board Members. No new Board members were nominated.

The Board met briefly at the conclusion of the AGM to elect officers of the Association and the results will be communicated via electronic update.

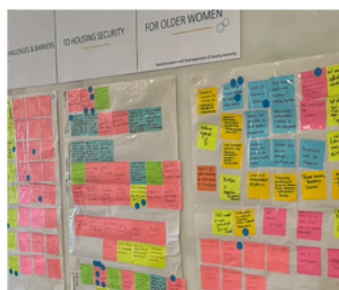
### 10. Close of AGM at 12.30 p.m.

# MINISTER'S TASKFORCE

The creation of a taskforce on older women and housing security fulfilled an election promise by the Labor Party at the last State Election. Minister Nat Cook had carriage of the taskforce which was also guided by South Australia's Plan for Ageing Well. Our Executive Director was appointed as chairperson of the taskforce.

The taskforce work was based on lived experience input and the recommendations report has four main focus areas: social housing, private rental, land use, new supply and services.

Pictured below is the official launch of the taskforce attended by Ministers Cook and Hildyard, Governor Frances Adamson and Kurna Woman, Katrina Power.



# MINISTER'S TASKFORCE

Alice led the taskforce for one year to produce a recommendations report for Minister Cook.

We were pleased to note that the taskforce members understood the importance of housing systems advocacy and the lack of a funded service in South Australia, including a recommendation about resourcing this work.

We are looking forward to the publication of the recommendations report and hearing more about the actions that will follow to improve housing security for older single women living on low incomes.



Alice was pleased to design and deliver the lived experience workshops with the taskforce secretariat, which provided the foundation for the taskforce's work and enabled the recruitment of the lived experience advocates to the taskforce membership.

# CONTRIBUTION TO GOVERNMENT INITIATIVES

## State Government

Chairperson, Taskforce on Older Women & Housing Security  
Advocacy and submissions to the Residential Tenancies Act  
Review

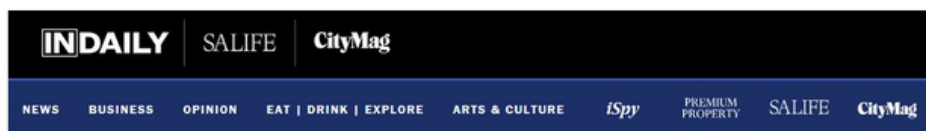
Parliamentary Economic and Finance Committee  
Inquiry into Housing Availability Submission and Evidence  
Appointed as member of Essential Services Commission of SA  
Consumer Reference Group  
Domestic Violence & Renting Roundtable

## Federal Government

Appointed as member of the Urban Policy Network  
National Housing & Homelessness Plan Submission  
Inquiry into Worsening Rental Crisis Submission

## Local Government

City of Adelaide Lord Mayor Homelessness Forum  
& Adaptive Re-use Event  
Adelaide Parklands Dry Zone Consultation  
City of Onkaparinga Homelessness Forum



ADELAIDE  
Tuesday, Sep 12, 2023

## Why we should throw out no cause rental evictions

OPINION

With rental laws up for review and reform by state parliament, Shelter SA's Alice Clark argues for MPs to back abolishing no cause evictions in the midst of a housing and cost of living crisis.

Support our work  
[Click here to donate](#)



<https://indaily.co/441637>



# CONTRIBUTION TO MEMBER INITIATIVES: HOMESHARE

Shelter SA is pleased to partner with St Vincent de Paul Society SA and Westside Housing to bring Homeshare to South Australia.

Homeshare is a voluntary service that will safely match people with a spare room with those who need a place to stay.

Homeshare is not designed as a crisis response and will not solve homelessness by itself, but it is a positive step towards easing the housing crisis for some people.



Homeshare has the potential to meet the short term housing needs of older single women, address loneliness and assist with housing affordability. We are looking forward to our first matches coming soon!

# ACHIEVEMENTS

The last twelve months have seen unprecedented activity by State and Federal Governments in the supply of and investment in social and affordable housing.

Our housing advocacy and work with political representatives between elections meant that the Malinauskas Government was well placed to respond to the issues faced by those living with housing need.

Decreases in the amount of residential tenancies bonds that may be charged will assist low income renters with affordability.

Proposed changes to residential tenancies laws will assist renters with housing security, particularly the abolishment of no cause evictions, long advocated for by Shelter SA.

Successful advocacy to increase State Government indexation on grants to not for profits.

Successful advocacy to improve mutual obligation requirements for vulnerable women in emergency accommodation.

Input into improving anti-social behaviour policy in social housing to improve linkages with support services and safety of neighbours.

Advocacy around rigid adherence to Canadian Occupancy Standards and lack of access to social housing for larger families.

Advocacy around allocations policy and medium to high density public housing.



Nat Cook MP   
@NatCookMP

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

# SUCCESSFULLY DELIVERED



**Book a workshop now!**  
***Advocacy for  
Not for Profits***

Ensuring that vulnerable citizens get the assistance they need often requires advocacy and systems can work against them. This workshop is suitable for volunteers, staff and organisations to learn more about individual and systems advocacy to assist the people they serve.

**ShelterSA**  
*Housing: a basic human right!*

Prevention of homelessness training

Advocacy workshops

Reinstatement of the Women's Housing Network

**New Online Workshop**  
***Preventing  
Homelessness***

If your job is to provide in home care or support to vulnerable people living in the community, this workshop is for you! Come along and learn about why preventing homelessness is important and how to do it!

[Find Out More](#)



# INNOVATION



## MODERN VILLAGES: RESTORING FAIR ACCESS TO HOME OWNERSHIP

We have continued to develop our modern village concept which incorporates modular dwellings and legal structures that do not require the subdivision or sale of land to promote an alternative home ownership product for people living on low incomes.

We were pleased to attend the opening of Peppertree Place (Minister Cook pictured below) delivered in partnership by the Adelaide North West Homelessness Alliance and the South Australian Housing Authority which is a similar model with multiple modular dwellings on the same site. These were renovated and brought back into use as emergency accommodation for families as an improved alternative to motel accommodation.



# PROFILE & REACH



Apr 3

## Investing in an equitable housing future: a women and housing town hall

Investment in affordable housing options is crucial to women's safety and economic inclusion. But what's the best way forward?

Ending women's homelessness: a townhall discussion

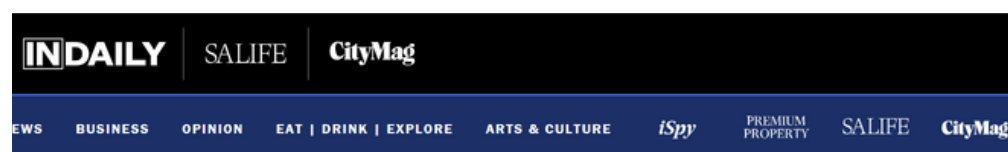
Free

Reserve a spot

Our Executive Director, Alice, was invited to join a panel at the Women for Progress event to address investment in an equitable housing future for women.

Alice has also been invited as a panel member and presenter at numerous forums and conferences.

Alice also recorded a Notes on Adelaide podcast making comparisons between the way that emergency shelter is provided after natural disasters to the need for shelter during the housing crisis.



Friday, Jul 1, 2022

## Notes on Adelaide podcast: Give Me Shelter

PODCASTS

In this week's episode, we talk to two community leaders who believe South Australia's housing crisis has become an emergency and – like other emergencies such as floods or bushfires – requires an immediate response.



Support our work

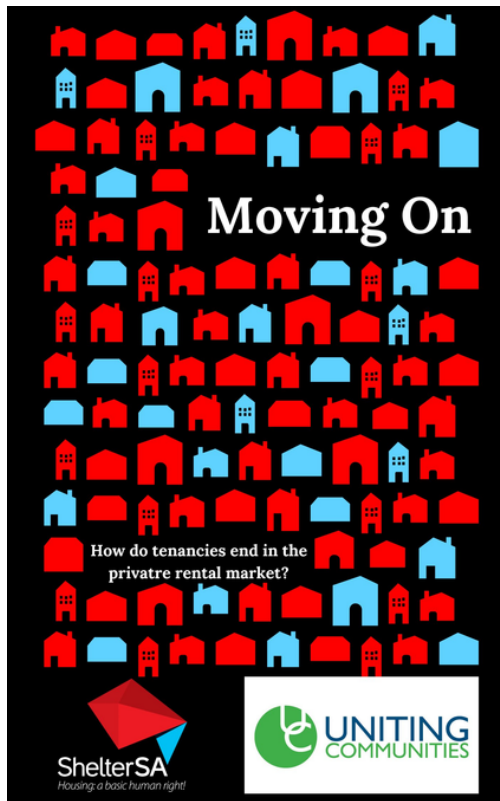
[Click here to donate](#)



<https://indaily.co/362618>

Print article

# MAKE RENTING FAIR



Moving On, our rental exit survey and report, have been operational since 2020 and we have produced two reports summarising data related to how tenancies end in South Australia, to assist with our renting advocacy. In 2022 we were pleased to welcome Uniting Communities as the sponsor of our report.

Our renting research was quoted in Minister Andrea Michaels' media release, as providing momentum to abolish no cause evictions and is timely given the review of the Residential Tenancies Act.



# 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.**



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



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



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



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



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



# BOARD MEMBERS 2022-2023

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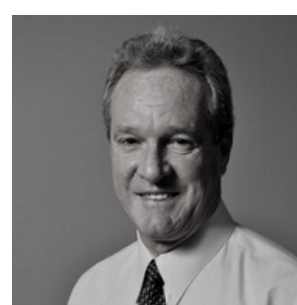
**Paul Astley**  
Chairperson



**Lyn Guerin**  
Vice-Chairperson



**Michael George**  
Treasurer



**Rob Edwards**  
Secretary



**Susan Baker**



**Tom Earls**  
Public Officer



**Greg Black**



**Julie Durand**

## STAFF



**Alice Clark**  
Executive Director

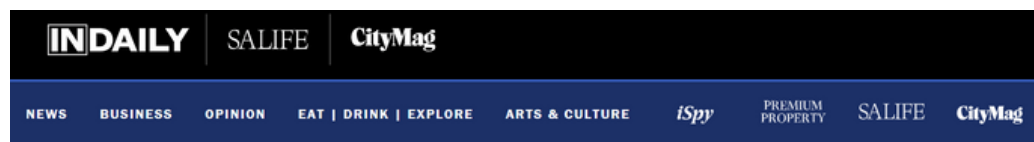
# SHELTER SA MEMBERS 2022-23



We thank our members and donors for their support -  
without you we could not continue our housing advocacy  
and we look forward to working with you in the coming year.  
Please put our organisational member's meeting in your diary  
for 21 November!



# ENGAGEMENT & REACH



ADELAIDE  
Tuesday, Dec 6, 2022

## 'Very dire picture': SA's low-income rental pain revealed

NEWS

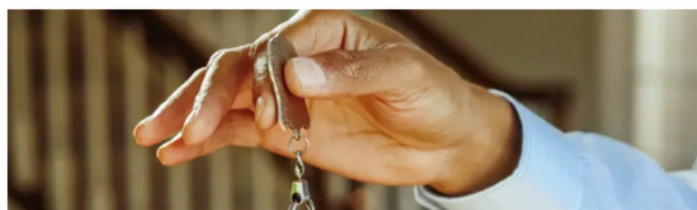
All of South Australia is rated "severely" or "extremely" unaffordable for Jobseeker recipients looking to rent, with those living in Greater Adelaide spending just under three-quarters of their income on private rentals, a new report shows.



Stephanie Richards

@stephrichards

Support our work



Shelter SA regularly participates in the mainstream media, communicates with our members and subscribers through our enews and utilises social media to raise awareness about housing issues and to advocate for change.

