

AR 2014-15

Annual Report
2014-15



Published in November 2015 by
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Annual Report 2014–15

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Highlights of the year

We produced a 10 point housing plan for the State elections

This was widely used, with 3,635 downloads. We also produced 3 key issue information sheets – each downloaded over 1,000 times.

10

We produced 26 new publications this year

1 Shelter Brief, 1 report, 3 submissions, 3 Shelter Updates, 1 election brochure, 3 information sheets, 1 factsheet, and 4 issues of our journal *Around the House*. On top of this we produce 8 e-bulletins.

26

We coordinated and resourced the sector response to the Social Housing discussion paper

This involved convening 2 sector meetings and a roundtable between the sector and government. We also produced two original research reports to make sure the discussion was well informed. One identified what tenants valued about social housing (rather than just talking about problems), and for the first time, we commissioned modelling of the real cost of meeting the gap in social & affordable housing.

We restructured our web-site and reached a wider audience

This year we had 45% more visitors than the previous year: almost 400 a month

400



We engaged with the Shelter network nationally over national policy developments

especially the Reform of the Federation process.



We expanded our short-course lecture series

We launched a new, Urban Issues, lecture series to respond to the growing importance of this issue to housing advocates. At the same time, our short course on 'housing economics for non-economists' was held for sixth year!

6

We produced our 100th edition of *Around the House*

100

We held a one-day conference to explore how the city affects housing and wellbeing

1





What we do

About us

Shelter NSW is a non-government, non-profit, social change agency committed to working for a fair and just housing system.

We are the state's peak advocate for housing justice uniting the voices of low-income households and non-profit organisations working on their behalf.

Shelter NSW advocates for the housing interests of low- to moderate-income and disadvantaged people, and provides community education to build the capacity of non-profit organisations to provide housing and housing-related services.

We are a not-for-profit, non-government organisation and are not aligned to any political party or commercial organisation.

History

Shelter NSW is 40 years old this year.

We were established in 1975. Since then, we have advocated and campaigned for public housing and the development of community based initiatives like tenant-managed housing, housing cooperatives, community-based housing associations and local government planning innovations that provide for affordable housing.

Purpose

Shelter NSW's mission is to work for a fair and just housing system in New South Wales.

We promote the access of people on low to moderate incomes to housing that is affordable, safe, secure and appropriate to their needs.

Our role is to:

- advocate for systemic change;
- provide community education.

In undertaking these roles, we use a number of strategies:

- research;
- policy development;
- providing educational products on key housing issues;
- networking and partnering with other non-profit non-government organisations and consumer organisations;
- promoting a coordinated response from within the non-government sector where appropriate.

In working towards a fair and just housing system, we are committed to:

- building the capacity of non-profit housing and housing-related services;
- working with housing consumer organisations and activists.



Who we are

Board members

Chairperson:

Julie Hourigan Ruse

Treasurer:

Lucy Burgmann

Secretary:

Karen Walsh

Other directors:

Sue Cripps

Digby Hughes

Garry Mallard

Leo Patterson Ross

Bill Randolph

Ben Spies-Butcher

Contractors, consultants and auditor

Contractors:

Energetica (website)

Linsec (emails and server)

Matrix On Board (accounting)

Not Just Networks Pty Ltd (IT)

Consultants:

Jon Eastgate, 99 Consulting (report)

Emilio Ferrer (report)

Sally Trevena (publications)

Robert Mowbray (factsheets)

Adam Walker (newsletter design)

Kim Allen (Annual report design & election brochure)

Auditor:

Churton Kelly

Staff

Executive Officer:

Mary Perkins

Principal Policy Officer:

Craig Johnston

Senior Policy Officer (Education and Outreach):

Paula Rix

Senior Policy Officer (Research and Publications):

Adam Farrar

Office Administrator:

Yana Myronenko

Board Meetings

Shelter NSW directors attended the following number of meetings out of total meetings

Retiring members	Meetings attended
Trish Evans	2 out of 4
Continuing members	
Julie Hourigan Ruse	9 out of 11
Lucy Burgmann	9 out of 11
Karen Walsh	10 out of 11
Sue Cripps	9 out of 11
Digby Hughes	10 out of 11
Garry Mallard	6 out of 11
Leo Patterson Ross	8 out of 11
Ben Spies-Butcher	9 out of 11
New members	
Bill Randolph	5 out of 7

Chairperson's report

Shelter NSW continues to be the leading voice from the community sector presenting views on a range of issues impacting the housing system. Our strength continues to be Shelter's capacity to engage equally with tenants, housing providers, academics, researchers, and planning experts, which ensures it remains sought after for its opinions and advice on current policy issues.

One dominating challenge continues to be the unsustainable public housing system, and its place in the overarching debates on key drivers to achieving more affordable housing. We have seen the sale of public housing stock in Millers Point, but are yet to see if this results in an overall net increase in available housing.

This year saw the Hon Brad Hazzard MP appointed as the Minister for Social Housing following the NSW State election in March 2015. As the former Opposition Spokesperson on housing, Shelter welcomed Minister Hazzard's appointment into a portfolio in which he has substantial knowledge. Unfortunately, the Minister was unable to attend Shelter's annual conference in April, but Tanya Davies MP – Parliamentary Secretary for Youth Affairs and Homelessness, presented the opening address.

The conference "Housing wellbeing and the city" was well attended and received, despite the urgent need to find a new venue on the day because heavy rain caused flooding that closed the Teacher's Federation building. Shelter NSW thanks all speakers for their time and commitment to making this event a success, and all participants for their patience and understanding.

Our community education programs, Shelter Briefs, Around the House, newsletters, and social media updates continue to place our work in front of a broad audience interested in learning about how the current housing system works, and how we could move toward a fair and just housing system.

Internally, Shelter has settled its strategic plan for the next three years and identified targeted areas so we can focus on the key outcomes we wish to accomplish and not the many urgent distractions that frequently arise.

The timing of this process was somewhat fortuitous as it brought with it the opportunity to engage with our new partners within Family and Community Services under the new "oneFaCS" structure (which is significantly different to the former Housing NSW).

This report brings to a close my term as a member of the Shelter Board. It has been my privilege to have worked alongside a team which has a fine balance of knowledge, talent and insight. Without them nothing is possible. I know that I leave the Board having learned many things from my Director colleagues and the Shelter team over the last six years. I hope that I leave Shelter NSW a little better off for my involvement.

I look forward to following the work and achievements of Shelter from the outside, and wish the new Chairperson and Board every success into the future.

Julie Hourigan Ruse
Chairperson



Executive Officer's report

Shelter's concerns about housing are broader than simply a roof over a head – housing is so much more. We know that gaining access to shelter is not necessarily enough by itself. Living in housing of poor quality, or living in neighbourhoods that are unsafe or have poor public transport and few links to jobs, schools and services can lead to problems and can make life difficult.

For Shelter NSW the issue is about how we 'make' our housing, so that it enhances wellbeing, engagement and participation within our society. Housing must be of decent quality, be affordable and secure, it must also be appropriate to disability, ageing and cultural needs. Good housing is also about neighbourhoods being good places to live in. It's about planning places that encourage connections between people and services, and between people.

To us a fair housing system would enable all residents to find their housing in the right place, at the right price, with the right amenity and security.

Unfortunately this is not the reality for many people. There is now a well-documented housing crisis and many households with low and moderate incomes are finding it difficult and sometimes impossible to adequately house themselves in any of three major tenure forms – homeowner, private rental or social housing. Any number of reports and statistics tells the story. Here are some examples:

- This year again, the Anglicare rental affordability snapshot showed that affordable housing is out of reach of people on low incomes. Only 1% of rental properties are affordable and suitable for households on benefits and only 16% were affordable for families with two adults earning the minimum wage.
- In NSW, 9.3% of rental stock was affordable for very low income households and 25.5% was affordable for low-income households in December 2014.
- From March 2014 quarter to March 2015 quarter, the median price for non-strata dwellings in Sydney increased by 12.2%; and the median prices for non-strata dwellings across New South Wales increased by 10.2%.

Shelter's work program for the last year included a range of activities addressing the concerns for lower income household across our housing system. A full report and a separate summary of our achievements are included later in this report.

However, I would like to use this opportunity to draw our members' attention to some underlying issues and challenges in our external environment that affect and influence the way we think about our work.

This year Shelter undertook its work plan in a highly volatile policy and advocacy environment – with a State election at its centre. The NSW State election helped raise the profile of affordable housing as a policy issue. Shelter released its 10 key issues for the NSW elections. For the first time in years, we had all three main parties going into the new Parliament with policies on housing affordability and the supply of social and affordable housing. The Liberal Party announced that it will commit up to \$1 billion to a fund to leverage further investment. The fund will be developed with the participation of NCOSS and Infrastructure Partnerships Australia (IPA). Following this, the Greens released a policy to provide \$4.5 billion over four years to provide 20,000 new social and affordable homes. Labor also announced commitments on affordable housing and released a '10 point plan to address the housing affordability crisis'.

Following the election, when the Premier announced the new Cabinet, there was a welcome surprise for the housing sector. The new Minister for Family & Community Services (FACS), Brad Hazzard, is also Minister for Social Housing. This attention to social housing promised Ministerial attention to the specific needs of the social housing system.



Prior to the election commitment, the major policy focus was the release of a discussion paper on the future directions for social housing in NSW. The heart of the proposed directions was to support the well-being of a small proportion of tenants who were seen to need long-term social housing, and to support the rest to become 'independent' in the private rental market. This highly residualised model produced strong responses from welfare agencies.

In May, the Minister released the summary of feedback from the consultations, which reflected the fundamental doubts expressed about the possibility of sustainable options in the private market. The report was launched at the Minister's Discussion Forum, which agreed on the urgent need to make increased social and affordable housing supply central to the future of social housing. We welcome the promise of strategies that will renew and increase the supply of social housing.

We remain concerned that behind the rethinking of the role of social housing are assumptions and expectations that many households with lower incomes (who once would have been housed in public housing) can now be supported into sustainable housing in the private rental market. However, in the absence of serious policy and programs aimed at developing the supply of affordable housing we think that the inflationary and speculative trends in the private markets make this expectation unrealistic.

The government is committed to a process of urban growth and development in order to facilitate significant growth and increased density. Shelter is concerned that the urban development and planning processes do not adequately address the need for housing affordable to low and moderate income households. We've seen a year of record growth in housing starts combined with escalating house prices and declining affordability for households with lower incomes. We've seen older, possibly run down, but cheaper housing being replaced with newer more expensive housing. In addition proposed changes to the legislation relating to strata will enable developers to more easily gain agreement for the wind up of strata

schemes in order to redevelop sites. This in turn will exacerbate the process of gentrification and further reduce the supply of lower priced housing. We are concerned that tenants and poorer homeowners will be displaced because they cannot afford a place in the new development or in the gentrifying area affected by the redevelopment. The areas targeted for redevelopment usually have the best access to employment and amenity and redevelopment results in gentrification as wealthier people pay higher house prices and rents. This process forces lower income household to seek their housing in areas with lesser amenity.

Shelter NSW 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 public and private spheres (covering a range of government portfolios, tax, planning, urban development, consumer affairs, homeownership, private rental social housing), and coherently plan for and support a housing system that delivers fairly to all residents. These remain some of our challenges for the next few years.

I wish specially thank the members of the executive, our Chairperson Julie Hourigan Ruse, Secretary Karen Walsh and Treasurer Lucy Burgmann, for their considerable contributions.

The work of Shelter NSW in this last year was primarily achieved through the hard work of its staff. I wish to acknowledge contributions made by Craig Johnston, Paula Rix, Adam Farrar and Yana Myronenko — each worked hard and with a great deal of commitment and enthusiasm.

I'd like to also thank the NSW Minister, Brad Hazzard, Secretary of FACS Michael Coutts-Trotter, Deputy Secretary of FACS – Strategic Reform and Policy, Georgina Harrison, and many other members of the FACS team.

Finally yet importantly, I thank the large numbers of individuals and organisations who have supported and contributed to Shelter's work throughout the year.

Mary Perkins
Executive Officer



Treasurer's report

I am pleased to present Shelter NSW's audited financial report for the year ending 30 June 2015. This financial year the organisation returned a surplus of \$4,503 against a small budgeted deficit of \$91. This result reflects careful control of expenditure, with savings across a range of budget line items.

Shelter NSW fully acquitted all grant funds against the projects identified in our Business Plan in 2014/15. The organisation is in a strong financial position to undertake activities in 2015/16 and beyond. Further income and expenditure details are available in the accompanying financial statements.

Shelter NSW draws its income from grant funding, membership fees, activities undertaken on behalf of National Shelter, and some fee paying activities such as the annual conference and lecture series. On its modest budget, the organisation continues to play an influential role in the housing system, advocating on behalf of low income housing consumers across tenures, and creating opportunities for a constructive exchange of ideas and perspectives from all parts of the housing system.

Shelter NSW warmly appreciates the core funding grant provided by the Department of Family and Community Services, which enables the organisation to carry out its important work. On behalf of Shelter NSW, I am delighted thank the Hon. Brad Hazzard, Minister for Social Housing and Minister for Family and Community Services, for his support. I would also like to acknowledge the many staff of the Department of Family and Community Services, with whom Shelter NSW continues to forge productive working relationships. We look forward to continuing to work closely in the future, and to providing trusted advice as the new shape of social and affordable housing in this state emerges.

As I have served the full term allowed by the Constitution in the role of Treasurer I will be standing down at the 2015 AGM. I am pleased to have one last opportunity to acknowledge publicly the professionalism and expertise of the Shelter NSW staff team, led by our Executive Officer, Mary Perkins, and the continued commitment of the Board. I am also pleased to thank our Office Administrator, Yana Myronenko, for her diligent administration of the organisation's accounts.

Lucy Burgmann
Treasurer



2014-15

Report on activities

In 2014-15 our work had three main objectives:

To contribute to effective government, business, and community sector responses to housing need, through our systemic advocacy

To contribute to better community awareness and understanding of housing policy issues, through our community education and sector development. In particular, we have aimed to build the capacity of non-government organisations that need a better understanding of the housing system in order to address the housing issues of their clients, and that increase the capacity of consumers to develop an informed voice.

To support and guide a dynamic organisation capable of achieving our objectives through our Governance and management.



Report on activities

1

Systemic advocacy

In 2014-15 our systemic advocacy was focussed on **3** priority policy matters. These were:

- New futures for non-profit rental housing
- Private rental – issues and challenges for households with lower incomes
- Diversity of opportunities for households with lower incomes

1.1 New futures for non-profit rental housing

Throughout the year Shelter has monitored NSW government fiscal policy relevant to housing programs to incorporate into ongoing advocacy.

- *Understanding the finances of housing agencies* – Following the release of State Government agency annual reports for 2013-14, we developed a detailed analysis of the finances of the agencies involved in affordable housing. This analysis was used as the basis for an article in *Around the House*, and was also used as background for a number of the advocacy activities discussed in this report. This *Shelter Update* has been downloaded 560 times over 6 months.
- *State Budget analysis* – Following the 2014-15 State Budget, we produced a comprehensive analysis of all housing related aspects. This *Shelter Update* is the only analysis of the budget that takes the broad housing approach and has been downloaded 1450 times over the year.
- *Advocating for new sources of funding* – In particular, we developed a submission for the Premier's Department on the scope of the Restart NSW Fund Act, arguing that the Act should be amended to allow for affordable housing to be regarded as 'infrastructure' and for affordable-housing projects to be classified as priority projects for the Restart NSW Fund. While the Government did not accept this recommendation at the time, we remain strongly supportive of the notion that affordable housing is essential infrastructure.

This year Shelter has particularly considered policy affecting the supply of social housing – in the right place, of the right amenity and at the right price.

Increasing the supply of social housing has continued to be a strong concern of Shelter NSW throughout 2014-15. In the current environment of constrained Commonwealth and State budgets, we have focused on



finding ways to leverage alternative sources of funding to complement direct budget allocations.

- **Understanding the cost of filling the affordable supply gap** – In July we commissioned work by Sphere Consulting which presented a report modelling the potential to leverage social housing assets to produce extra housing. The report presented a number of scenarios, with variations in tenant mix, levels of government funding and ability to access extra income via Commonwealth Rent Assistance. They found that with a mixed income model, there was significant potential to leverage social housing resources and increase housing supply. However, such leveraging would only ever be a supplement to government capital grants and does not have the capacity to replace them.

We have used this research in a number of ways:

- To brief the Land and Housing Corporation on the findings and discuss possible application to their business.
- To inform a submission to the City of Sydney on its planning proposal for employment lands, part of which featured upzonings and a small value-capture based affordable-housing scheme. Our submission strongly supported the proposal, which has been subsequently endorsed by the Central Sydney Planning Commission. A follow-up submission to the Council, in April 2015, supported a draft guideline on assessment of any future proposals to vary the default planning controls in parts of these lands.
- To inform our discussions with the NSW Auditor-General's Office on their review of public housing stock transfers
- To inform others in the sector, particularly to help with submissions on the Social Housing discussion paper.
- **Social Housing future directions** – The NSW Government's discussion paper, *Social Housing in NSW*, was released late November 2014. Since its release Shelter has been active in facilitating community sector input to the consultation process, including:

- organising consultations with members/stakeholders, including three sector briefings and a round table with senior FACS representatives
- attending briefings with the Minister
- participating in three FACS-organised specialist consultation workshops, on Sustainability, Education and Disability
- preparing a formal submission in response to the paper
- publishing an article in the March and June issues of *Around the House* to inform the wider community sector about the process.

- **Effectiveness of social housing tenancy management** – Shelter made a submission to the Public Accounts Committee (Parliament of NSW) inquiry into tenancy management in social housing. In this submission we were able to draw on our research on tenants' views undertaken in recent years, as well as our engagement with a major AHURI project on measuring effectiveness of tenancy management. Shelter has now appeared before the committee and published an article on this work in *Around the House*.

- **Urban activation precincts and public housing estates** – we also made a submission to the Department of Planning and Environment on proposals for an urban activation precinct at Herring Road, Macquarie Park (Sydney), which, among things, would change the planning/development controls for the site on which the 'Ivanhoe' public-housing estate is located. The submission called for a social impact assessment on that estate, and more broadly for inclusion of bespoke affordable rental housing in the precinct, drawing once again on the Sphere report.

- **Estate renewal** – We continued to attend three meetings of the Living Communities Consultative Committee of the LAHC, a committee that focuses on the progress of estate renewal projects. However, we have been concerned about the declining engagement with NGO members on this important issue.



Report on activities continued

- We regularly meet with the Reserve Bank to discuss housing affordability issues as part of their regular process of information gathering.

We have continued to be involved in discussions about social housing rent policy including:

- Making a formal submission to the Minister for Family and Community about possible changes to public-housing rent-charging practices for public-housing in Macquarie Park (Sydney) and potential flow-on effects to other social housing tenants.
- Jointly hosting an Anti-Poverty Week forum on rents with the Federation of Housing Associations and Tenants Union, including contributing to the Federation's background paper for this event.
- Providing input to a National Shelter project on rent setting in the context of the Reform of the Federation and Welfare Reform processes.

Shelter also monitors the impact of Commonwealth fiscal policy, relevant to housing assistance programs, on low income households in NSW.

In partnership with National Shelter, we have taken an active interest in the policy discussions that have unfolded since the election of the Coalition Government in 2013. Activity has included:

- Participating in discussions with FACS officers about the development of a NSW Government response to the Future of Federation Housing and Homelessness Issues Paper.
- Participating in consultations with the Commonwealth Government on the same topic.
- Featuring two articles by National Shelter EO, Adrian Pisarski on the Future of Federation process
- Analysing the implications of the 2015 Commonwealth Budget on housing and homelessness programs, and presenting these findings in an *Around the House* article. Our analysis is published as a *Shelter Update*.

- Contributing to submissions by National Shelter on the Future of the Federation and the Commonwealth Tax Review.

We continued to identify issues and advocate for policy and programs that affect the responsiveness of housing assistance programs, including social housing.

- In February 2015 we published the report *Social housing visions: what tenants and front-line workers value in social housing* developed by 99 Consulting. This report drew in input from more than 40 tenants and frontline workers in three different locations, exploring the aspects of social housing these participants most value and relating this input to current policy developments in social housing. The full report was published as a *Shelter Brief*, and has been downloaded 930 times over 5 months. A summary was published in *Around the House*.
- This report has provided background for Shelter's input to a number of key processes, including the Social Housing Discussion Paper process and formal submissions to government on a range of issues.
- Apart from actions noted earlier, Shelter has also participated in the meetings of the Housing Pathways Advisory Council, and the NGO Housing Partners Reference Group.

We have explored research and policy development on social investment in affordable housing.

- Carrie Hamilton of the Housing Action Network completed her report for Shelter, *The potential role of social enterprises, philanthropy and social bonds to increase supply of affordable housing and provision of housing services*, in May 2014. Since then, this Shelter Brief has been downloaded 2,140 times.
- In July we hosted a briefing for our members and other key stakeholders on the content of this report. Since the report concluded there was no strong argument for this method of financing for mainstream affordable-housing programs, our advocacy on innovative financing continues to focus



on housing supply bonds and access to mainstream social investment financing (i.e. Waratah Bonds and the Restart NSW Fund) .

1.2 The changing private rental market: private rental rising to the challenge

Shelter continued to identify systemic issues in the private rental market and its capacity to provide housing for households with lower incomes

With the ongoing funding stresses on social housing, the private rental market is increasingly the only housing option for many low income households. This has made private rental issues a key focus of Shelter's work in 2014-15.

- **Keeping up to date** – In December 2014, we prepared a background document scanning issues arising for households with low incomes seeking private rental housing. We have met regularly, both formally and informally, with the Tenants Union of NSW to exchange information and work together on a range of issues relating to the private rental market and the impact of policy on tenants. This ongoing analysis and communication has informed a number of specific pieces of work including
 - > our submission and representations on the Social Housing Discussion Paper
 - > our information and advocacy materials prepared for the State Election, and as input to FACS review of private rental assistance products
 - > our input to discussions with the homelessness sector on the Going Home, Staying Home reforms, and with the disability sector on the NDIS, where discussions have focused on the capacity (or incapacity) of the private market to meet the needs of homeless people and people with disabilities .
- **Private rental assistance products** – On a pro bono basis we engaged consultant Jo Manion to scan

issues on FACS's private-rental assistance products and services, as a resource for a forthcoming roundtable discussion with service providers. This in turn will inform Shelter's advocacy on these issues.

We advocated for financial mechanisms that will encourage supply of affordable private rental housing.

- **Restart NSW & social impact investment** – The substantial work on these issues is discussed under the previous advocacy theme.
- **Fiscal & tax mechanisms** – We have also prepared a background document identifying fiscal (including tax) mechanisms that could encourage supply of affordable private rental housing. This has been a crucial input into specific advocacy and consultation activity around the Social Housing Discussion Paper, the Legislative Council inquiry into Social, Public and Affordable Housing, the Future of Federation process and our State Election process .

1.3 A housing system for everyone: opportunities for households on lower incomes

Shelter responded to the state government's reform of the planning system and urban renewal initiatives – especially focusing on housing affordability and affordable housing.

- **Community Charter for Good Planning** – Shelter has contributed ideas and content on affordable housing, to a 'community charter for good planning' developed by the Better Planning Network and other environmental and welfare NGOs. This document was endorsed by the Board on September 18. The Better Planning Network is a network of residents action groups from around Sydney, and includes a large number of local activists from across the social and political spectrum. Our success in placing



Report on activities continued

housing affordability on the agenda of this group effectively widens the sphere of activism on this issue, and will hopefully also moderate some of the negative reaction to affordable housing projects that often feature in these group's actions.

- **Submissions on urban issues** – We have made formal submissions to the Department of Planning and Environment and Urban Growth NSW on a number of planning initiatives, including:
 - > Proposals for an urban activation precinct at Herring Road, Macquarie Park (Sydney), advocating the inclusion of mechanisms to facilitate affordable housing.
 - > Urban Growth NSW's urban renewal proposals for Parramatta North and Parramatta Road, also advocating for affordable housing provisions. The DPE's draft amendments to SEPP 65 (Design Quality of Residential Flat Development). This submission focused on issues about visual and acoustic privacy in flats, identified in Shelter research published in 2012, and recommended on the basis of this research that the provisions in the Apartment design guide for minimizing noise impacts through floors be strengthened.

We responded to the state government's review of the Strata Titles Act.

Reforms to the Strata Titles Act have the potential to lead to significant loss of affordable housing and the displacement of poorer households. For this reason, Shelter has been very active in responding to these proposed reforms, including:

- > presenting a formal submission to the review of the Act and comments on the draft bill
 - > including policy on the issue in its election background material
 - > participating in research by UNSW City Futures on the impacts and possible compensation arrangements of the changes to the dissolution of strata
 - > producing an information sheet on the issue for circulation via Shelter's website
- > participating in a roundtable on the issue by the Shadow Minister for Innovation, Better Regulation and Local Government
 - > liaising with and supporting the Combined Pensioners and Superannuants Association to assist their response to the proposed reforms.

We took every opportunity to encourage discussion about the desirability of housing systems that facilitate economically and socially mixed communities

- We have continued to stress the importance of mixed communities across our advocacy – particularly the strata title reforms, the planning system, and the state election. Our state conference this year also focused on this issue.

Shelter participated in the NGO working party developing a shared equity product potentially for use by community housing providers

- **Developing a shared home ownership product** – The Shared-equity Homeownership Working Group is a partnership between NCOSS, Shelter and a number of Community Housing Providers, working together to develop a shared equity product to assist moderate income households. Shelter has continued to play an active role in this group in 2014-15. The overall concept of the scheme, *Doors to Ownership*, was launched in June 2014. In the 2014-15 financial year the group has worked on fleshing out this model with a number of elements including
 - > a pro-forma co-ownership deed
 - > an affordability/costs calculator for use by prospective homeowners and their CHP partners
 - > *pro bono* legal advice on the implications of the 'tenant in common' concept for the scheme.
- **Lobbying to make it work** – The group has also been engaging with government about some policy changes which would help improve the viability of the model. This has included successfully advocating for the Legislative Council Select Committee on Social, Public and Affordable Housing to consider making shared home owners eligible for First Home



Owner Grants and following up the concept with the Government prior to the 2015 election.

Shelter continued to advocate on the housing issues that contribute to homelessness

- *Going Home Staying Home* – Shelter has continued to participate in FACS’s Going Home Staying Home Sector Reference Group and the Access Working Party that reports to this Reference Group.
- *Raising awareness of homelessness* – We have also featured articles on homelessness in a number of issues of *Around the House*.

1.4 Partnerships

Shelter contributes to the work of non-government organisations also working on housing and related social welfare issues where our expertise is useful.

- Shelter contributes members to the boards of NCOSS and the Tenants Union of NSW.
- We contributed to community meetings (Friends of Millers Point) on the sale of Millers’ Point properties
- Attended a consultation/workshop organised by NCOSS, Unions NSW and the NSW Business Chamber on state taxation, 24th November

We have implemented and continue to develop formal working arrangements between Shelter NSW and other key peak NGOs working on housing and homelessness (Club HH), in order to maximise collaboration and collective impact

- Club HH has met five times in 2014-15. The group has developed a draft protocol for working together, and has held discussions on the work priorities of member organisations, on the election platforms and strategies adopted by the participating organisations and on the Social Housing Discussion Paper released by the Minister in November.

Shelter NSW contributed to the operations of National Shelter

- Shelter NSW has continued to be an active member of National Shelter.
- NSW Shelter EO Mary Perkins is current Chair of National Shelter.
- National Shelter’s funding contract with the Commonwealth was revoked in December 2014 (effective from the end of June 2015) and we are regrouping and developing an advocacy strategy to take the organisation through to the next Commonwealth Election.

Shelter continues to contribute to the governance of City West Housing (as a preference shareholder)

- We attended one of the 2 meetings held in the first half of this financial year, and the AGM, and contributed to the company’s strategic review.

We developed relationships with relevant ministers, members of parliament, and government agencies.

Shelter has continued to maintain positive relationships with both the previous and current Ministers for Family and Community Services as well as the Shadow Minister. In addition, over the past 12 months we have held meetings or briefings with the following officers

- > Michael Coutts-Trotter, Secretary, Department of Family and Community Services
- > Anne Skewes, Deputy Secretary, Land and Housing Corporation, Department of Family and Community Services
- > Kathy Roil, General Manager Strategy, Land and Housing Corporation, Department of Family and Community Services
- > Georgina Harrison, Deputy Secretary, Strategic Reform and Policy, Department of Family and Community Services
- > Maree Walk, Deputy Secretary, Programs and Service Design, Department of Family and Community Services



Report on activities continued

- > Eleri Morgan Thomas, Executive Director,
Service System Commissioning,
Department of Family and Community Services
- > Leonie King, A/Executive Director,
Community Homes and Place,
Department of Family and Community Services
- > Mychelle Curran, A/Executive Director,
Community Homes and Place,
Department of Family and Community Services
- > Maggie Smyth, Director,
Housing Appeals Committee
- > Lynelle Briggs,
Miller Point Independent Facilitator

2

Community education & sector development

Shelter's sector development and community education involves active engagement with consumers/ tenants/ residents and the organisations assisting them. Our objective is to build knowledge of housing policy and operational issues that impact on households with lower incomes or who experience disadvantage in relation to housing. This in turn will build capacity enabling:

- Non-government organisations to provide better information to their clients and a higher level of advocacy
- Consumers, tenants and residents to advocate for themselves.

Overall, our communications aim to increase awareness of and engagement with housing issues across the community, and to build well-informed discussion of housing matters.



2.1 Conferences/ seminars

We presented a one day conference on a major policy issue

- Shelter held its annual conference in Sydney on 23 April 2015, focusing on the theme of 'Housing, Wellbeing and the City'. 119 people registered for this conference, and nine speakers canvassed a range of issues around the connections between social inequality, place, and housing outcomes, with a major focus on urban settlements.
- The presentations from the conference are available on the web-site. Three articles on the material presented at the conference have been included in the June edition of *Around the House*.

Shelter staff presented at conferences, seminars, workshops and community meetings

Throughout the year we presented:

- 'Understanding the Australian housing system' to Multicultural Disability Advocacy Association conference, Granville, July 16
- 'Commonwealth and state housing policies and impacts of Budgets on the housing sector' to Leichhardt Council Housing Advisory Committee, Leichhardt, August 19
- 'The future of social housing' to the Conference of Civil Law Lawyers, August 21
- 'Housing and justice' to University of NSW law faculty, Kensington, September 18
- As a presenter and panellist to Millers Point forum, NSW Parliament, March 19
- 'Recent and current developments in housing policy', to Tenants Advice and Advocacy Network meeting, Surry Hills, March 24
- 'Is there a place in our cities for poorer people' to 60 people at Politics in the Pub, Glebe, March 26
- Presentation to the NSW Federation of Housing Associations Conference Sydney 6th March
- Meeting with St George Interagency housing campaign committee 27th May

2.2 Community education and training workshops

We held 4 community education workshops for social housing tenant groups or community sector agencies.

- This year our workshops have focused on the social housing discussion paper; with two workshops taking place in December and two in February. 96 people participated in these workshops.
- We also organised and facilitated a tenant consultation on the Premier's \$1b growth fund in June, in partnership with NCOSS.

We ran a new short course on 'urban issues and housing'.

- A new lecture series on Urban Issues and Housing was held in October–November 2014, attended by over 30 people. The series of four lectures involved leading experts in the field of urban policy presenting on issues including how the planning system works, urban geography and inequality, engagement with government and the link between affordable housing and planning.

For the sixth year, we ran a short course on 'housing economics for non-economists', to be held in central Sydney

- Now in its sixth year, the 2015 Housing Economics for Non-Economists lecture series took place over 4 Mondays in March, 2015. Lectures were delivered by 4 leading experts on housing economics, Ben Spies-Butcher, Rick Krever, Judy Yates and Peter Phibbs.



We conducted information forums on housing assistance products, targeted to community workers in NGOs working with culturally and linguistically diverse communities

- Shelter has worked with FACS Multicultural Services staff to organise 2 information forums on housing assistance products. The first was held in June 2015, the second in July.

2.3 Information

Shelter produce a package of educational and advocacy material in the lead-up to the state election

Shelter NSW prepared carefully for discussion of housing issues during the 2015 Election. We prepared a number of materials including:

- > A brochure entitled *Housing at the right price, in the right place, with the right amenity*, outlining 10 key housing issues facing low income households in NSW with a set of policy directions to address these issues.
- > More in depth fact-sheets on “hot button” housing issues including stamp duty, strata title reform and social mix in urban renewal projects.
- We used these materials in a number of different ways.
 - > We sent them to each of the parties contesting the election, inviting their response. Our issues, and the responses of the various parties, were published in successive issues of *Around the House*.
 - > We send the material to our network of subscribers and contacts, encouraging them to engage with their candidates on the issues.
 - > We used the material as the basis of our own media commentary and responses during the election itself.
- We were very pleased with the level of attention housing issues received in the course of this election, with house prices in Sydney and elsewhere proving to be a key issue for voters. Our preparation enabled us to play a constructive, non-partisan role in these discussions and use the opportunity to promote good housing policy.

We produced 4 issues of our journal, *Around the House*

- The September 2014 issue included analysis of Commonwealth welfare reforms and housing, Federation reform and housing, the social housing tenancy management inquiry, ageing in place, older women and homelessness, an overview of the Going Home, Staying Home reforms and an example of cost-effective new approaches to homelessness.
- The December 2014 issue focused on the State election and also featured articles on planning and urban issues, and older people and housing.
- The March 2015 issue provides articles on a number of areas we propose as priorities for an incoming government, on the election itself, the consultation on the social housing discussion paper and on the Future of Federation process.
- The June 2015 issue includes an article from the new Minister for Family and Community Services and articles on tax reform and housing affordability, a new value capture affordable housing scheme in Sydney, social housing reform, supporting refugee and humanitarian entrants to find sustainable housing, housing affordability in Gunnedah, housing and population growth in the Northern Rivers region, older people moving house and the Commonwealth budget.
- The journal is mailed in hard copy to 225 subscribers – but over 12 months, each issue is downloaded over 2,000 times.

We produced the Shelter NSW e-Bulletin

- We produced 10 issues of the e-bulletin in 2014-15. This bulletin consists of short updates and news items of interest to our members and broader stakeholders and notices of upcoming events and opportunities.
- There are 1,120 subscribers to the e-bulletin



We provided a growing range of on-line housing factsheets

We have expanded (and continued to update) our range of fact-sheets by:

- Updating the NSW Housing Factsheet in June and December 2014 to reflect newly released data. This factsheet contains a wide range of key housing affordability data and is used by researchers, advocates, students and the public. The Housing in Australia factsheet is also updated in association with Shelter WA.
- Creating five new Urban Policy Factsheets
- Developing a series of Election information sheets

We built Shelter's social media presence

- This year we increased our use of social media – both our Facebook page and Twitter.
- Our Facebook friends have doubled this year to just under 1,000
- Twitter followers have also doubled to over 300 .

We ensured the Shelter web-site is an active gateway for information

- The web-site is now a window into Shelter's work. All our policy areas – the context and our key policy objectives – are described and linked to the relevant policy papers, submissions, news and media releases.
- Latest news and developments are available on the home page and the news section
- The web-site is effectively a library of Shelter publications. All Shelter publications – policy papers, submissions, fact sheets, journals and presentations at our conferences and lectures – are available and searchable.
- We had 13,028 visitors to the web-site over the year – a 45% increase over last year.
- Following input from staff and other stakeholders, the web-site has now been restructured to make it

more effective. A limited redesign to make it more inviting is also currently underway.

We continued to review and develop our external communications strategies

- We have piloted a member survey that measures engagement by different types of Shelter stakeholders.
- We have developed our social media platform to allow for more advanced social media strategies.
- The website has been upgraded to enable a greater public participation and involvement. YouTube and video components have been considered but deferred for another 12 months.



3

Governance and management

This area of our work is intended to create a dynamic organisation capable of achieving its externally-focused objectives.

3.1 Strategic management

- The board reviewed its operation, undertaking a self-assessment survey which was and was discussed by the board at its February meeting.
- Board members training needs were considered in conjunction with the Board's self-assessment process.
- Issues relating to strategic and political risks have been identified and discussed at successive Board monthly meetings; and a report against the risk framework was also submitted to the board.

3.2 Information and communication technologies

- Shelter's IT consultants looked into the possibility of enabling us to conduct meetings by video, however they found that the connections to our building are too weak and for the cost would not give the quality required. The Board decided to stick with telephone conferencing.

3.3 Evaluation and planning

- A review the current strategic plan was completed and strategic plan for 2015–2018 was developed
- The operational plan for 2015-16 was developed

3.4 Human resources

- We have continued to monitor the implementation of the decision of Fair Work Australia on the 'equal remuneration' case
- Shelter's wages were adjusted in July in accordance with its EBA and the Board decision. Shelter's wage scale is above the award.
- Staff have taken up a number of training and development opportunities; both courses and conference attendance.





Publications

Research/issues papers

Shelter produces three series of such papers: Shelter Briefs, authored by an external researcher, Shelter Updates, which provide the latest information or analysis of current housing issues. From time to time, Shelter also produces reports jointly with other agencies.

Shelter Update: 2014-15 State Budget update – 8 July, 2014

Eastgate J. *Issues for public tenants in public housing renewal projects*. Shelter Brief No. 56. 19 August, 2014

Shelter Update: Financing housing assistance: State government agency reports –3 December

Sphere Consulting. *The cost of increasing social and affordable housing supply in NSW*. 14 January 2015

Eastgate, J. with Rix, P. *Social Housing Visions: What tenants and front line workers value in social housing*. Shelter Brief No. 57. 3 February, 2015

Shelter Update: Commonwealth budget 2015 –14 May, 2015

Submissions

Inquiry into tenancy management in social housing. Submission to the Public accounts Committee. 8 August, 2014

Shelter NSW response to the discussion paper, Social Housing in NSW, 24 February 2015

Joint statement on housing affordability, 16 June, 2015

Newsletter

Around the House, no 98 –29 September, 2014

Around the House, no 99 –18 December, 2014

Around the House, no 100 –16 March, 2015

Around the House, election supplement – March, 2015

Around the House, no101 – 18 June, 2015

Election brochure & issues summaries

Election 2015 – 10 key issues –16 December

NSW Election issue 10: Abolition of conveyance duty (stamp duty) –16 December

NSW Election issue 5: Incorporating social mix into urban renewal programs – 16 December

NSW Election issue 3: 'Renewal' of strata title schemes –16 December

Fact sheets

What is social housing fact sheet –10 September, 2015

What is affordable housing fact sheet –10 September, 2015

Conveyancing duty information sheet – 10 October, 2015

Housing in NSW factsheet – updated February 2015



Housing, well-being and the City – Shelter conference papers – 28 April 2015

Prof Bill Randolph – *Housing wellbeing and the city: the relationship between housing and social and economic disadvantage*

Charmaine Jones – *Inner Sydney: the role of public housing in maintaining socially-mixed communities*

Maree McKenzie – *What happens when the big end of town comes to your town? – the impact of mining on housing need in western New South Wales*

Trish Evans – *Urban Development, displacement and local responses*

Susan Gibbeson – *Redevelopment of a public housing estate, a council's role*

Lucy Morgan – *The barriers faced by asylum seekers and people from refugee backgrounds when attempting to secure housing*

Dr Chris Martin – *The place for boarding houses*

Prof Nicole Gurrán – *Housing density, housing mix, tenure mix, housing diversity, value capture, inclusionary zoning; actions state and local governments could take*

e- bulletins

8 July, 31 July, 23 September, 2 October, 23 December, 15 January, 10 March (election letter), 16 March, 7 May

Media releases

13 October 2014 – New 'urban issues' lecture series will start today

30 October 2014 – Parramatta Road needs affordable homes

17 March 2015 – Commitments to social and affordable housing

23 March 2015 – Welcome ALP housing commitment

30 March 2015 – Chance to make a difference on housing affordability

5 May 2015 – steps to social housing as Govt priority a breakthrough

Website visits:

- 13,028 visitors (16,401 sessions) since 1 July. 1,992 (22%) return visitors. 92.5% were from Australia with 76% from Sydney and a further 2% other NSW.
- Visitors are 45% higher than the same period last year – (sessions 38% higher). Return visitors are 14% higher & new visitors are 46% higher
- Over 9 weeks of the election period (1 Feb – 4 April) average weekly usage increased by roughly 50% over previous usage this year – from 250 users per week to 382. After a drop back for a couple of weeks, usage has returned the election highs.



Organisational members

Alpha House Artist Co-Op
Alt Beatty Consulting
Anglicare North Coast - Community Housing
Argyle Community Housing
Baptist Community Services - NSW & ACT
Barnardos Australia
Bellinger River And Neighbourhood Housing
Cooperative
Bobby Goldsmith Foundation
Bridge Housing Ltd
Burdekin Association
Catholic Community Services
CatholicCare Diocese of Broken Bay
Central Coast Tenants Advice & Advocacy Service
Churches Housing Inc.
City West Housing Pty Ltd
Coast Shelter
Combined Pensioners & Superannuants Assoc. of NSW
Common Equity NSW
Community Links Wollondilly Inc
Community Restorative Centre
Compass Housing Services
Domestic Violence NSW
Eastern Area Tenants Service
Ecclesia Housing
Evolve Housing For Youth
Homelessness NSW
Homes North Community Housing
Homes Out West
Hume Community Housing Association
Hunter Tenants Advice & Advocacy Service
Illawarra Forum
Illawarra Legal Centre
Inner South West Community Development
Organisation
Inner Sydney RCSD
Inner West Tenant Service
Katoomba Neighbourhood Centre
Kooloora Community Centre
Lifetime Connect Inc
Mid Coast Communities
Mid Coast Tenants Advice Service

Mission Australia Accommodation And Support Service
Molonglo Support Services Ltd
Multicultural Disability Advocacy Association of NSW
Murra Mia Tenant Advice & Advocacy Service
Newtown Neighbourhood Centre
North Coast Community Housing Company
Northern Rivers Community Legal Centre
NSW Community Housing Tenant Network
NSW Federation Of Housing Associations
Older Womens Network NSW
On Track Community Programs Ltd
Pacific Link Community Housing Association
Parramatta City Council
People With Disability Australia
Platform Youth Services Inc
Randwick City Council
Riverwood Community Centre
Salvation Army Australia, Eastern Territory
SGCH
Shire Community Service
Southern Riverina Youth Support Services Inc
St George Migrant Resource Centre
St John's Church Glebe
St Vincent De Paul Society NSW Support Services
STARTTS
Sutherlandshire Area Tenants Council
Tenants Union of NSW
The Benevolent Society
The Housing Trust
UnitingCare Children, Young People and Families
UnitingCare NSW.ACT
Verto Ltd
Warrawong Residents Forum
Wentworth Community Housing
Western Sydney Community Forum
WESTIR
Womens Community Shelters
Womens Housing Company
Yfoundations
YWCA NSW

There are also 54 individual members





SHELTER NSW

ABN 95 942 688 134

FINANCIAL REPORT

For the year ended 30 June 2015

Prepared by

CHURTON KELLY

PO Box 1134, Rosebery NSW 1445

SHELTER NSW

ABN 95 942 688 134

FINANCIAL REPORT

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SHELTER NSW
ABN 95 942 688 134
BALANCE SHEET
As at 30 June 2015

	Note	2015 \$	2014 \$
CURRENT ASSETS			
Receivables	2	722	1,542
Cash assets	3	439,134	769,788
Other assets	4	8,473	2,868
TOTAL CURRENT ASSETS		448,329	774,198
TOTAL ASSETS		448,329	774,198
CURRENT LIABILITIES			
Payables	5	34,050	361,425
Interest bearing liabilities	6	458	-
Provisions	7	222,488	193,070
Personnel-related items	8	14,812	14,982
Tax liabilities	9	(4,472)	28,230
TOTAL CURRENT LIABILITIES		267,336	597,708
TOTAL LIABILITIES		267,336	597,708
NET ASSETS		180,993	176,490
EQUITY			
Reserves	10	135,700	135,700
Retained surpluses		45,293	40,790
TOTAL EQUITY		180,993	176,490

The accompanying notes form part of these financial statements.
These statements should be read in conjunction with the attached audit report.

SHELTER NSW
ABN 95 942 688 134
TRADING, PROFIT AND LOSS STATEMENT
For the year ended 30 June 2015

	2015 \$	2014 \$
SALES		
Grant Income	619,687	601,091
	<u>619,687</u>	<u>601,091</u>
GROSS SURPLUS FROM TRADING	<u>619,687</u>	<u>601,091</u>
INCOME		
Donations Received	2,545	3,636
Interest received	11,491	10,511
Membership Income	12,613	14,466
Miscellaneous Income	25,322	18,849
Seminars & Conference Income	12,437	27,413
	<u>64,409</u>	<u>74,875</u>
EXPENDITURE		
Accounting fees	21,796	18,140
Advertising	1,024	692
Audit Fees	-	3,900
Bank charges	701	670
Computer expenses	518	829
Conference/Seminars Costs	11,353	3,220
Consultant services	37,693	40,196
Contractors and sub-contractors	12,255	7,759
Dues and subscriptions	8,907	7,454
Electricity	2,453	2,728
Equipment Replacements	11,301	990
Filing Fees	-	52
Insurance	9,862	6,283
Interest	-	137
Internet Access & Hosting	1,727	3,394
Meeting Expenses	396	7,297
Merchant fees	336	491
Postage	2,492	2,081
Printing and stationery	7,281	6,963
Project Expenses	3,251	5,797
Rent	38,462	37,312
Repairs and maintenance	-	11,145
Staff Costs	481,109	482,591
Sundry expenses	10,000	12,259
Telephone	6,231	5,966
Travel	10,446	9,798
	<u>679,594</u>	<u>678,146</u>
SURPLUS FROM ORDINARY ACTIVITIES BEFORE INCOME TAX	<u>4,503</u>	<u>(2,180)</u>
Retained surplus at the beginning of the financial year	40,790	42,969
TOTAL AVAILABLE FOR APPROPRIATION	<u>45,293</u>	<u>40,790</u>

These statements should be read in conjunction with the attached audit report.

SHELTER NSW
 ABN 95 942 688 134
NOTES TO THE FINANCIAL STATEMENTS
 For the year ended 30 June 2015

	2015	2014
	\$	\$
NOTE 5: PAYABLES		
Trade creditors	318	4,202
Credit Card Clearing	41	2,916
Grants in Advance	-	309,844
Membership in Advance	6,780	5,799
Sundry creditors	26,911	38,664
	34,050	361,425
NOTE 6: INTEREST BEARING LIABILITIES		
Cash in transit	458	-
NOTE 7: PROVISIONS		
Employee entitlements	186,876	159,013
Provision for relief staff	35,612	34,058
	222,488	193,070
NOTE 8: PERSONNEL-RELATED ITEMS		
PAYG withholding payable	6,256	6,160
Superannuation payable	8,555	8,822
	14,812	14,982
NOTE 9: TAX LIABILITIES		
GST collected	2,763	34,355
GST paid	(7,235)	(6,124)
	(4,472)	28,230
NOTE 10: RESERVES		
General reserve	135,700	135,700

These notes should be read in conjunction with the attached audit report.

SHELTER NSW
ABN 95 942 688 134

STATEMENT BY THE MEMBERS OF THE BOARD

For the year ended 30/06/2015

The Board has determined that the association is not a reporting entity.

The Board has determined 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 Board the accompanying accounts:

1. Presents fairly the financial position of SHELTER NSW as at 30/06/2015 and the results and cash flows of the association for the year ended on that date in accordance with applicable Australian Accounting Standards and other mandatory professional reporting requirements.
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 Board and is signed for and on behalf of the Board by:


Julie Hourigan Ruse
Chairperson


Lucy Burgmann
Treasurer

Dated : 20/10/2015

SHELTER NSW

ABN 95 942 688 134

BOARD'S REPORT

For the year ended 30/06/2015

Your Board members submit the financial accounts of the SHELTER NSW for the financial year ended 30/06/2015

Board Members

The names of the Board members as at the date of this report are:

Julie Hourigan Ruse	Chairperson
Karen Walsh	Secretary
Lucy Burgmann	Treasurer
Bill Randolph	
Digby Hughes	
Garry Mallard	
Sue Cripps	
Leo Patterson Ross	
Ben Spiers-Butcher	

Principal Activities

The principal activities of the Association during the year were: advocacy on behalf of low income housing consumers; production of housing newsletters; liaison with State and Federal housing authorities; participation in consultation on housing agreements and housing issues generally.

Significant Changes

There were no significant changes in the nature of the activities undertaken by the association during the year.

Operating Result

The surplus/(deficit) amounted to:

Year ended	Year ended
30/06/2015	30/06/2014
\$4,503	(\$2,180)

Signed in accordance with a resolution of the Members of the Board



Julie Hourigan Ruse



Lucy Burgmann

SHELTER NSW

ABN 95 942 688 134

INDEPENDENT AUDIT REPORT TO THE MEMBERS

Report on the financial report

We have audited the accompanying financial report of SHELTER NSW, which comprises the balance sheet as at 30/06/2015 and the Profit & Loss statement for the year then ended, a summary of significant accounting policies and other explanatory notes which appear on pages numbered 2 - 6 of the financial report

The responsibility of the Committee for the financial report

The Committee is responsible for the preparation and fair presentation of the financial report. This responsibility includes designing, implementing 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. The Committee has 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 Association Incorporation Act and are appropriate to meet the needs of the members and the Department of Housing (the "specified users").

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. The financial statements have been prepared for the purpose of fulfilling the requirements of the specified users. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it relates for any other purpose than that for which it has been prepared.

We conducted our audit in accordance with Australian auditing standards. These auditing standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance that the financial report is free from material misstatement.

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 judgement; 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 the accounting policies used and the reasonableness of accounting estimates made by [those charged with governance], as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

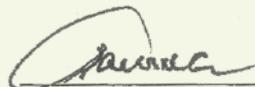
Independence

In conducting our audit, we have complied with the independence requirements of the Australian professional accounting bodies.

Auditor's opinion

In our opinion the financial report, in all material respects, presents fairly the financial position of SHELTER NSW as at 30/06/2015 and the results of its operations and cash flows for the year then ended in accordance with applicable Australian Accounting Standards and other mandatory professional reporting requirements (including the Australian accounting Interpretations).

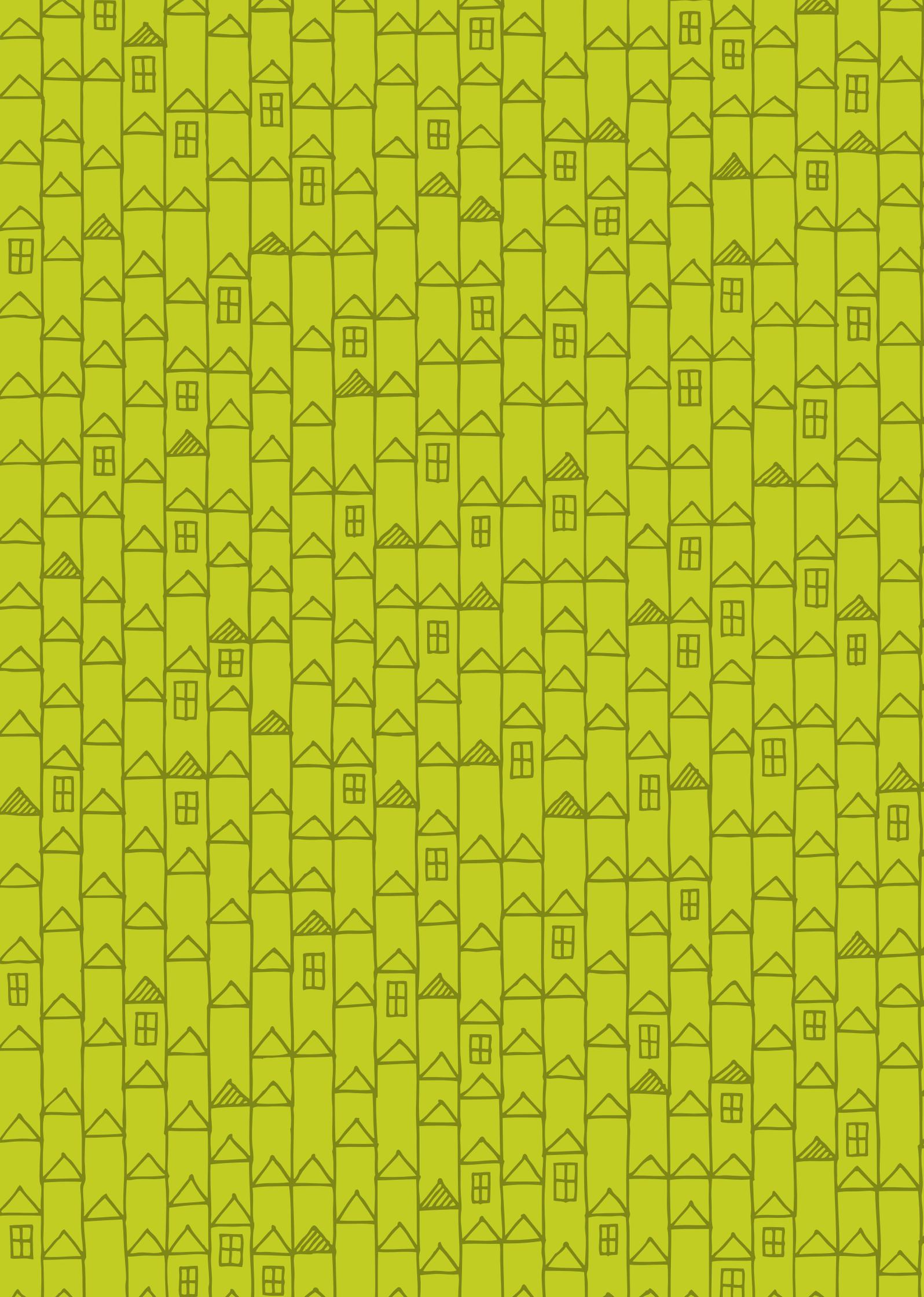
Auditor



Salvino Savona 698

Suite 206, 414 Gardeners Rd, Rosebery

Dated : 20/10/2015





www.sheltersnsw.org.au