



The Community Housing Coalition of Western Australia



*Identifying Community
Housing Needs*

Annual Report

2009

Representing the Community Housing Sector



This publication was produced by the Community Housing Coalition of WA in October, 2009. Care has been taken to represent community housing issues but views are not necessarily representative. Responsibility for this publication is taken by Colin McClughan.

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What is the Community Housing Coalition of WA?

The Community Housing Coalition of WA is the peak representative and service body for the organisations providing community housing in WA. The coalition helps community housing organisations provide appropriate and affordable accommodation for those who need it in an attempt to reduce homelessness in the community.

What is CHCWA's role?

CHCWA:

- **Represents the interests of Government, Local Government and non-Government community housing providers in WA.**

CHCWA makes representations on behalf of the Community Housing Sector to State and Federal Governments as well as through its membership of relevant State and National committees, including the Council to Homeless Persons (CHP) and the Community Housing Federation of Australia (CHFA).

- **Promotes Local Government, Government and non-Government community housing in WA.**

CHCWA is involved in the ongoing promotion of community housing. This includes working with National, State and Local Government bodies to increase their commitment to community housing.

- **Improves delivery of community housing in WA.**

CHCWA works at a grassroots level to improve the way community housing is provided to tenants by offering advice, resources and training.

- **Identifies unmet community housing needs.**

Since merging with the Council to Homeless Persons in 1999, CHCWA is involved in homelessness issues and now works to identify unmet community housing needs.

Community Housing providers are diverse organisations but there are issues which affect the whole sector and which require a united voice. CHCWA speaks with a strong voice for the sector and provides a platform for discussing policy direction and best practice.

CHCWA offers:

1. Training in Asset Management, Developing Policies, Risk Management and Rent Setting.
2. Identifies gaps in sector training and develops courses to meet those needs.
3. Regular meetings to enable providers to have input into CHCWA policy.
4. Social functions which afford an opportunity to meet other providers in a social setting.
5. Workshops and forums to discuss technical, business and political issues.
6. Realistic training fees.

7. Access to research and statistical information.
8. Opportunity for free advertising on the CHCWA website and in its publications.
9. Free publications.
10. Assistance with policy development
11. To act as a referee for grant submissions.
12. A helpline to assist with tenancy management issues.
13. Access to Best Practice Unit training resources.
14. Offers advice on conflict resolution between providers' clients.

Membership

CHCWA membership is open to:

- incorporated non-government, not-for-profit organisations whose main objective is to provide community housing
- incorporated organisations that manage or sponsor community housing projects
- unincorporated organisations whose main objective is to provide community housing.

Other organisations and individuals are also welcome to join as Associate Members.

Fees

Full Membership

Fees are based on the number of dwelling units managed by the member.

- | | |
|------------------------|--------|
| • 0 to 10 units | \$ 80 |
| • 11 to 50 | \$ 190 |
| • 51 to 100 | \$ 400 |
| • 101 to 250 | \$ 520 |
| • 251 to 400 | \$ 750 |
| • 401 to 500 and above | \$1100 |
- (The number of units is capped at 500)

Associate Membership

Individual	\$45
Organisation	\$95

All fees include GST.

Chairperson's Report



Lynne Evans
CHCWA Chairperson 2006 -2009

It is with some sadness that I write this last report as Chair of CHCWA. I will be standing down at the annual general meeting with the knowledge that there are many qualified and experienced members that can take on the role of the Chair in the future. It has been a very enjoyable period, albeit a rollercoaster ride at times, to be the Chair and the absolute respect and admiration I have for my colleagues in the community housing sector has grown and intensified.

When I look back on my five years in the position of Chair, I am astounded at the changes that have occurred in this sector and in the Department of Housing. I am justifiably proud of the community housing sector because, despite its diverse group of providers, it remains focused on its purpose of ensuring that as many people as possible obtain and retain housing. This last year has seen a number of changes in policy and direction. Where it would have been easy for us to fragment, the strong and respectful relationships we have for each other and our good communication strategies have ensured that we continue to work as a united group for the benefit of community housing clients.

It is very important that both the Government and the business sector understand our

strength and commitment to speak as one voice especially when there has been a subtle move to try to divide the sector by taking a particular path. Of course this has backfired and unfortunately it comes from a lack of understanding of the sector and the knowledge that the diversity and flexibility of the sector is its strength. It is what we and the Minister for Housing, Mr Troy Buswell, have recognised as its success in quality housing delivery.

I commend the Minister for his insightfulness and recognition of the capacity of the community housing sector and his ability to listen. His approach to the Social Housing Taskforce and the widening of the Terms of Reference, from just affordable housing to include homelessness, has won him respect and a commitment from the sector to deliver the social housing outcomes he wishes to achieve. He understands the professionalism and collaborative nature of community housing and as a participant I am proud to endorse that.

Now for a summary of the past year.

We commenced the year with the goal to try to increase awareness of homelessness by celebrating National Homeless Persons' Week in the first week of August. We were very lucky to have the then Minister for Child Protection, Ms Sue Ellery, pledge \$10,000 to support the official opening in Forrest Chase in Perth with a breakfast sausage sizzle, along with housing and support services providers informing the public of their work in the community. Throughout Homeless Persons' Week, there were several activities and exhibitions and the Executive Officer of Homelessness Australia attended various functions including the book launch, "The Affordable Housing Crisis: Where to from here?" The book was launched by the then Minister for Housing, Michelle Roberts, and described people's experiences in the utilisation or delivering of social housing. A number of organisations contributed to the book which again helped to demonstrate the uniqueness of this sector.

From the evaluation of Homeless Persons' Week, the committee realised that although successful, we did not really have enough media coverage to engage or inform the public of the diversity of homelessness issues or

the organisations who work with people who are experiencing homelessness. We planned to do better this year.

Another important milestone was the appointment of the new Director General of Housing and him demonstrating his willingness to engage the sector in discussion of his vision for the Department of Housing going forward. I am very aware of community housing providers' willingness to make the necessary changes in infrastructure to improve their capacity and service delivery as long as the directives are accompanied by a sound policy framework.

My last worthy task is to thank my fellow board members for their support and help through the years. I am so lucky to have been

part of a group of clear sighted and dedicated people. They have given direction to the CHCWA staff and been available for forums, meetings and just to discuss any issues that have arisen. I thank them all. I leave CHCWA in a strong financial position with the knowledge that the ability of the Executive Officer and professional staff will lead, inform and provide training and development for the community housing sector to assist it to move forward in changing times.



Lynne Evans
Chairperson 2006 - 09
Community Housing Coalition of WA

Executive Officer's Report

It is my pleasure to present my report for the 2008/09 financial year. Since the last annual general meeting in October, 2008, and for several months prior, CHCWA was involved in preparing a submission to the (then) Department of Housing and Works for a new triennial funding submission.

The new funding period was to have started on July 1, 2008, but discussion was delayed firstly for three months and then for a further three months to the end of December, 2008. The new agreement was signed in December and took effect on January 1, 2009.

After the AGM, a forum was convened for CHCWA's small provider members and that attracted about 30 attendees. The small providers asked that the former Director of Community Housing at the Department of Housing and Works, Roger Guinery, and Garry Ellender, the acting Director of community housing, attend.

Both Roger and Garry provided the members with the (now) Department of Housing's view on registration and they told the meeting that well managed providers had nothing to fear. They said providers would be encouraged to use registration as a tool to improve their business practices. At that time, it was thought that small providers which came under the third tier of registration should expect a call for applications to register in March, 2009.

The Department of Housing sought feedback on a proposed new Legislative Framework for Community Housing in WA. The



Colin McClughan

department said: "The overarching intent of the legislative proposals is to grow and strengthen the community housing sector, to improve organisations capacity to work in partnership with Government and private sector and to have an increased focus on organisational performance and quality outcomes for tenants." CHCWA conducted a well-attended sector forum in January to dis-

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cuss the proposed Legislative Framework and subsequently compiled a submission which was conveyed to the Department of Housing.

On November 29, 2008, the Council of Australian Governments met and issued a communiqué committing \$800 million for a five year period to combat homelessness. The allocation is a 50/50 split between the commonwealth and the states and is part of a commitment of \$10 billion in COAG's Affordable Housing Agreement which also includes \$1.94 billion in 10 years for remote indigenous housing.

The two-year \$400 million pledge for social housing is not deemed adequate by housing advocates with leading researcher and National Affordable Housing Summit Chairman Julian Disney saying that at least \$900 million for social housing is needed each year.

Despite disappointment in the amount committed to social housing at a time of financial uncertainty within the Australian community, it is heartening to see the Government making a serious commitment to reducing homelessness.

It has been a particularly busy period for community housing providers in WA with the Global Financial Crisis manifesting itself in job losses throughout the State with some sectors suffering more than others. Families who have lost jobs can no longer afford to pay rent or mortgages so they look for assistance via public and community housing.

The Commonwealth Government's Stimulus Package was well received by the community at large. The building of 2,000 new social housing homes will assist in reducing the waiting list in WA although care must be taken to maintain the mix of social housing with private rental and home ownership.

CHCWA was invited by the Hon Troy Buswell MLA, to be part of a Housing Minister's Task Force. The task force was formed to advise the minister on how to expand the supply of social housing in WA.

The task force provided the minister with an interim report on March 31, 2009, and the final report was delivered to him on June 30, 2009.

As part of a consultative process, CHCWA sought input from community

housing providers to include in a sector interim report. CHCWA, the Real Estate Institute of WA and WACOSS were allocated the Key Direction, Current and Future Direction of Social Housing and other task force members were allocated Key Directions, Finance, Land and Development. Another Key Direction, Social Housing Policy, had input from all task force members.

The City of Perth Lord Mayor, the Rt Hon Ms Lisa Scaffidi, invited CHCWA to be part of an Affordable Housing Project Working Group. The group had representatives of the City of Perth, the Department of Housing, the Housing and Urban Research Institute of WA, a Project Management company and a development company.

The key objective was for the City of Perth to increase levels of affordable, secure, appropriate and accessible housing. The Strategic Goals were, Socially Just, Economically Efficient, Environmentally and Socially Sustainable and Diverse and Vibrant. The first meeting was held in March, 2009.

CHCWA invited the new Director General of the Department of Housing, Mr Graham Searle, and the new Director of Community Housing, Justine Colyer, a directorate within the department, to meet the board and staff of CHCWA. Mr Searle outlined the importance of community housing and the role of the department in enabling community housing to grow quickly so that the minister's goal of 20,000 new houses by 2020 could be realised.

CHCWA was fortunate to be invited to the second annual Gimme Shelter concert run by St Patrick's in the grounds of the Fremantle Arts Centre. More than 2000 concert goers enjoyed good food, refreshments and fabulous entertainment.

A Homeless Persons' Week committee was formed and funding for the event was received from the Hon Robyn Mc Sweeney, the Minister for Child Protection, Community Services, Seniors and Volunteering. The Homeless Persons' Week launch is on August 3, 2009.

Despite significant falls of late winter rains, the Government mandated sprinkler restrictions for the Perth, Mandurah and South Western regions to start on July 1 and run to the end of August, 2009. This action underlines the fact that water wise designed gardens

Executive Officer's Report

and sustainable housing design are now an important element of the housing construction industry which is of great interest to community housing as future utility costs will be a big burden for clients.

The inaugural Housing Advisory Round Table (HART) first met in April, 2009, and members of the HART comprised senior Department of Housing officers and sector representative organisation leaders.

The purpose of the HART is to provide the Department of Housing with strategic policy solutions in line with the Council of Australian Governments reform agenda.

CHCWA's role as we see it is to promote a financially, environmentally and socially sus-

tainable Community Housing Sector that values and reflects diversity.

In support of this objective, CHCWA intends to become a best practice leader in community housing research, innovation and training, ensure the organisation develops and maintains a viable workforce to meet future challenges and contribute to housing research and policy development at Local, State and Commonwealth levels of Government.

We strive to ensure that CHCWA contributes to the forefront of development, evaluation and implementation of registration mechanisms and housing standards as well as supporting diversity within regulatory framework to enable quality outcomes for clients.

New approach to homelessness needed

After joining CHCWA in early February, I was exposed firstly to the White Paper on Homelessness, titled *The Road Home, a National Approach to Reducing Homelessness*. This process gave me an insight into the causes and challenges that face homeless persons today. It is clear that deliverables intended by the White Paper call for a new approach by all role-players to alleviate homelessness in Australia.

Community Housing Providers as key role-players will be impacted by Government interventions and they should seize opportunities offered to them to improve and expand their services and improve closer coordination with the Government, corporate and private sectors on the homelessness issue.

I was also drawn into the momentum that was created by the Minister's Social Housing Task Force. The huge amount of information generated by the Task Force presented me with volumes of background information. CHCWA, as a member of the Task Force, was tasked with consulting community housing providers to provide input to the task force. CHCWA submitted a report to the task force on March 18, 2009.

For the report, it was necessary to firstly research and then draft submissions on definitions and community housing providers funding arrangements. A task force workshop in May focused on the role Local Government plays in providing social housing, which provided an insight into the challenges faced by this particular sector. We assisted the task force by obtaining case studies of service pro-

viders and homeless persons to go with the final report which was presented to the Minister for Housing and Works, the Hon Troy Buswell, by Taskforce Chair Ian Carter.

In addition to the White Paper, the National Affordable Housing Agreement (NAHA), the Homelessness National Partnership (Homelessness NP), the Social Housing National Partnership (Social Housing NP), and the National Building and Jobs Plan (Stimulus Package) will bring about substantial changes to the homelessness support system. States and territories have substantial responsibilities under those instruments. Those initiatives have created a renewed introspection by most role-players to assess the current status quo of how we collectively and individually deal with the issue of homelessness.

All of those responses come at a time when the economic downturn has put increased strain on homelessness services underscoring the importance of the Government's homelessness strategy and its commitments to halve homelessness and end rough sleeping by 2020. Even before the economic downturn, people were turned away from homelessness crisis services. The economic downturn has meant increased job losses leading to rental arrears, mortgage defaults and more evictions forcing more people to seek crisis accommodation.

CHCWA was also invited to be part of the Working Group for the Revision of the State

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New approach to homelessness needed

SAAP/DH Protocol. The protocol has been developed by the SAAP Protocol Project in consultation with a working party comprising SAAP sector representatives and staff of the Department of Child Protection and the Department of Housing. Further meetings for the review and development of the Department of Housing and homelessness services protocol have been held off until the beginning of July 2009.

For the second consecutive year, CHCWA will host Homeless Persons' Week which runs from August 3 to August 8. The theme for this year is: "Where do they go?"

The objectives of the HPW are:

- to raise awareness of homelessness in the community
- to celebrate and acknowledge current ser-

vices being offered to homeless people

- to foster collaboration of services working with homeless people
- to attract more volunteers and financial support into the sector
- to build partnerships between the various stakeholders including Government, Private Sector, the not-for-profit sector, media and the general public

We are planning to launch the week on August 3 and have invited service providers to showcase their services. We also plan to stage a Walk to Support the Homeless on August 8. We have contracted the services of a professional event organiser to assist with the events as well as with media coverage.

Gerhard Rousseau
Policy Officer

New office a result of group's action

Escalating housing challenges in Broome led to a Social Housing Forum being held in February, 2008, to identify possible solutions.

The forum was organised by a local Residents' Action Group and their initiative in organising the forum was instrumental in the establishment of Foundation Housing's new Broome Office this year.

The forum was well attended with elected representatives of the State Government, the Broome Shire Council and Federal, State and Local Government workers. Workers from indigenous organisations and other community organisations and members of the community also attended.

The results of the Broome homelessness and overcrowding survey were presented along with the preliminary results of a survey undertaken by the Department of Indigenous Affairs (DIA) about indigenous visitors.

Foundation Housing also gave a presentation during the morning following which the meeting brainstormed and prioritised a list of outcomes. The first of those was to work with Foundation Housing to create a strong Broome-based community housing organisation.

The Broome Social Housing Framework Version 1 was completed in April, 2008, and included the outcomes of the forum, the Residents Action Group meetings and other re-

search and consultation.

The framework is a 'live' document and open to additional community input in future versions.

Priorities of the framework included:

- increased allocation of new land releases to social housing (25 per cent rather than the current 11 per cent)
- Foundation Housing to open a Broome office in the next six months and employ a development worker
- a Housing Advice and Support Service for homeless people and tenants in difficulties, providing an outreach and case management service
- increased supported accommodation options in Broome with hostels and half-way houses targeting specific groups.

The Residents Action Group is led by prominent Broome social housing advocate Rowena Strain.

The group is a grass-roots community based group that pulls together Government and non-Government organisations and institutional and community members to work on a common cause.

The group has no formal structure and no official positions are held but its loose collaborative 'unorganised' way of working has been a success.

It is currently focusing on bringing a 'homelessness service' to Broome.

CHCWA representation on external committees

Committee Name	Representatives(s) including proxies	Statements
Community Housing Federation of Australia (CHFA)	BPU Manager Pauline Farrell FOHCOL	CHFA is the peak national body for community housing providers in Australia.
Council to Homeless Persons Australia (CHPA) Board Member of Homelessness Australia	Lynne Evans CHCWA Chair	CHPA is one of the three peaks who form the Board of the Australian Federation of Homeless Organisations (AFHO) now called Homelessness Australia.
Housing and Urban Research Institute of WA (HURIWA)	CHCWA Executive Officer	Meets twice a year to discuss research agendas and proposals from WA to AHURI.
WACOSS Peaks Forum	CHCWA Executive Officer	To provide an opportunity for peak bodies across community services sector to meet and share information and unite on common issues.
Community Services Sector	CHCWA Executive Officer is the chair of CSS	Provides input in order to facilitate a range of services to community service providers.
SAAP Training Advisory Committee (TAC)	CHCWA BPU Manager	Provides input into SAAP training calendar and training development needs of the SAAP sector.
SAAP Protocols Committee	CHCWA Policy Officer	The group facilitates the development and implementation of protocols between SAAP services and Government departments in order to enhance the provision of services to mutual clients. Now replaced by the NAHA.

Focus on training and business

The past year has certainly been a busy one for the Best Practice Unit. The second year of the regulatory system has seen compliance reviews begin for providers and the number of organisations seeking assistance continues to grow.

The BPU has been heavily promoting growth opportunities for the sector by advising organisations on growth strategies including accessing funding or linking with like minded organisations for partnerships.

This year, to help alleviate the stress of updating policies and procedures, the Best Practice Unit (BPU) produced a Housing Management Manual that covers (among other things) housing allocations, establishing, maintaining and ending tenancies, rent collection and arrears management, asset management, filing systems, complaints, appeals and grievance procedures.

The manual includes a collection of form letters which can be customised to suit individual needs. Many organisations have been assisted with Regulation applications and Compliance Reviews by using the manual as it helps them to greater utilise their time and resources. The manual, which is available on request, is a great starting point for policy writers seeking National Community Housing Standard compliant policies. Organisations still need to critically analyse the document to make it suit their individual needs but the policies and many document

templates included will help those organisations who don't want to 'reinvent the wheel.'

The BPU has focused on providing as many community housing providers as possible with training and business improvement resources and this has meant frequently conducting training courses in both metropolitan and regional areas. The aim of the courses is to expose organisations to best practice policies and procedures which will in turn improve an organisation's ability to deliver quality outcomes.

Although the BPU has helped organisations right across WA, the furthest we have definitely been was in November, 2008, when the BPU visited Fitzroy Crossing to meet Karen Worth, the Chief Executive Officer of Marra Worra Worra Aboriginal Corporation (MWWAC), the oldest and largest Aboriginal Resource Agency in the Kimberley Region. The MWWAC services 35 communities throughout the Kimberley providing them with ongoing support and assistance as well as offering them a voice and avenue to Government.

Karen discussed her hopes and vision for the organisation's future and, where appropriate, advice was given to her about the best way to apply various improvement strategies. The organisation was also given relevant resources to assist in implementing updated policies and procedures.



Best Practice Unit Manager Daniel Guise meets Karen Worth, the Chief Executive Officer of Marra Worra Worra Aboriginal Corporation, in Fitzroy Crossing.

improvement resources provision



Consultant Michael Thorn addresses the community housing provider organisations' representatives at the Legislative Framework forum.

Several new policy discussion papers have come out of the Department of Housing and the beginning of Compliance Reviews on those providers deemed 'high risk' has led to a big increase in the number of organisations seeking help with Regulation and Compliance issues.

The large number of Third Tier applications and the registration requirement for Business Planning required CHCWA to work closely with the department and consultants to develop training and clear guidelines on exactly what is required to complete such important documentation. The Best Practice Unit has engaged JPX consulting to develop new training programs including Financial Planning and Management Guidelines, Strategic and Business Planning, Project Appraisals and Human Resources Issues and Succession Planning.

The Community Housing Federation of Australia (CHFA) also held a Capacity Building Forum in April and this showcased the resources available to Community Housing Australia-wide.

Training in Perth and the regions continued with Albany visited in February and Bunbury in April. On the national policy front, two major developments have been tak-

ing shape. The first is the review of the National Community Housing Standards. The BPU attended a consultative workshop in Adelaide after which the draft update was released for a seven-week consultation period in May. New features include the addition of a standard on Environmental Sustainability and greater emphasis on financial probity and planning. CHCWA held a consultation workshop at the Boulevard Centre in Floreat.

The other national development of note is the work being done by ARTD consultants on behalf of the Policy Research Working Group (PRWG) of the Housing Minister's Advisory Committee. The PRWG has agreed to undertake a re-scoping of the work carried out to date on the National Regulatory Framework.

A series of forums is also planned for the second half of the year where guest speakers of member organisations will discuss their experiences on a range of topics. As well as that, the BPU will be holding a forum on Water Wise gardening and landscaping and conducting water usage audits on properties in November.

Daniel Guise
Manager
Best Practice Unit

Communications and marketing

This year, CHCWA has continued to produce the weekly e-news bulletin, the CHCPen. The circulation list continues to grow having jumped from its original 120 before it was just circulated to member organisations to 452, almost four times the original list.

The Summer, Autumn and Winter editions of the quarterly magazine, The Housing Update, were produced in this period and they too have been circulated to a much wider audience than previously.

The next magazine is due at the end of September at about the same time as the CHCWA Annual Report for 2008/2009.

The CHCWA database has been updated and all publications are now circulated to all community housing providers, Government departments, State politicians, high schools, tertiary institutions, libraries, Local Governments, industry groups and media outlets.

The wider circulation of CHCPen, The Housing Update and the upcoming Annual

Report is part of CHCWA's new Communication Strategy which has the long-term aim of engaging with a greater number of housing providers, politicians, Local Governments, industry groups etc .

In line with this aim, a new CHCWA pamphlet has been created for distribution at promotional events including the forthcoming Homeless Persons' Week launch in Forrest Place, Perth.

CHCWA has also been represented at several sector development sessions run by the Department of Housing for community housing providers in Bunbury and Geraldton as part of the plan to engage more with a greater number of housing providers.

More of this interaction is planned for the future to increase the story content for publications such as CHCPen and the Housing Update.

The CHCWA website is now open to anyone who wishes to look at it and further modifications will be carried out in the near future to make it more user friendly. BAM Creative is carrying out the work for CHCWA.



Forum on legislative framework

It has been a busy time for the Department of Housing and Works policy team with the recent circulation of its Proposed Amendments to the Housing Act 1980 and Request for Comments to the sector. When registration was introduced in 2007, it was with the long term view of moving the policy based structure into a legislative framework within three to four years and is a condition of the State Community Housing Investment Program (SCHIP) funding.

Providers were sent the paper recently and CHCWA strongly encourages everyone to read and consider the contents most carefully, particularly giving consideration as to how the legislative framework will impact their business in the future.

This is a considerable change to the way community housing has traditionally been governed and the document raises several questions which must be seriously reviewed and discussed by the sector.

CHCWA recognises the need for Government to ensure it has sufficient structures in place to satisfy governance requirements and demonstrate transparency and accountability in the use of public monies and any legislative structure must be balanced and flexible enough to allow the sector to grow and develop.

The document raises many critical questions and issues that need to be fully investigated and answered before a legislative framework can be determined.

CHCWA will host a Providers' Forum on January 15, 2009, at the Boulevard Centre in Forrest from 8.30 am to 12 noon. Keep

Vital forum to discuss Legislative Framework

A Breakfast Forum will be held on Thursday, January 15, 2009 to consider the Department of Housing and Works' Legislative Framework for Community Housing Consultation Draft.

All community housing providers are urged to attend the forum to provide input into developing legislative amendments to the 1980 Housing Act.

**Boulevard Centre
The Boulevard
Forrest
8.30am to 12noon**

CHCWA Community Housing Coalition of WA

Copies of the consultation package can be downloaded from www.dhw.wa.gov.au/400_2081.asp



Concert crowd exceeds expectations

The organisers of the second year's Gimme Shelter fundraising concert hoped for a large crowd but were more than pleasantly surprised when most of the 2,200 turned up to watch the event.

The picturesque Fremantle Arts Centre again came alive to the sound of music on the night of 21 and the large crowd enjoyed the concert as well as supporting the St Community Support Centre.

The immense talents of Mo Wilson and The Drivers, Kawisha, the Dream State Circus and John Butler were showcased on the night.

The highlight was John Butler who invited an array of special guests up on stage including Grammy Award Winner Lucky Oceans, the legendary Jim Fisher, the sublime Dave Johnson and the talented Pheebe Clarke to help him run through some of the unique songs that have made John Butler the successful performing artist he is today.

The combination of the Star Light Hotel Choir and Spirit Of The Street Choir was truly amazing. The passion and spirit that their collected impressions that had a spot on the lawn of the Centre.

St Pat's as to the art of their time sound and the Walyup ceremony, the Fremantle business community and the new regional office in South Beach.



Foundation opens Broome office

The opening of the Broome office followed the formation of a Residents Action Group in response to the escalating housing challenges in Broome.

Lorraine McGillott is Foundation's new Housing Development Worker in Broome. She has a financial management and property investment background as well as an appreciation of the additional cost of living and doing business in regional and remote areas.

Lorraine is originally from the east coast but has spent more than 10 years in WA. "I worked as a Regional Business Adviser for the Cape York Peninsula Development Association and I understand the extra difficulties people face and the additional cost of doing business that comes with living and working in remote and regional areas."

"With housing, we have to allow an additional 60 per cent on Perth prices just to build the same house here".

"But wages generally are not that much higher than in Perth for the most part and a lot of people are being squeezed. Families are struggling and businesses are being crunched by the wages they have to pay to attract workers. In the end, the whole town suffers."

Lorraine believes Foundation Housing can be a key



Foundation Housing Chief Executive Officer Kathleen Gregory and Department of Housing Deputy Director General Steve Parry at the opening.

CHCWA's Public Awareness Program for 2008-09 included three Housing Update magazines being produced and distributed to members, interested organisations, politicians and media outlets.

Members of the CHCWA Board



Lynne Evans has been a CHCWA board member for nine years, the last five of which have been as chair.

Lynne has a Degree in Nursing from Curtin University and a Post Graduate Diploma in Business from Edith Cowan University.

Lyn's background is in community nursing focusing on prevention and encouraging people to become self-reliant and to take responsibility for their own health.

Several years in senior management in hospital followed and for the last seven years Lynne has been the Chief Executive Officer at St Bartholomew's House in East Perth.

Lynne is a keen gardener and enjoys living in Mundaring. She is also passionate about walking and is a regular participant in the 'Around the Bridges' walk.

One of her longest treks was the Cape to Cape walk, a nine day epic from Cape Leeuwin to Cape Naturalist in the State's south.

Ernie Hansen has been a CHCWA Board member for the last nine years. He grew up in Mosman Park and was a student at the Swanbourne High School. In the 1970s and 80s, he managed a boutique and jean stores in Perth after which he became a sales consultant for Solahart where he won many awards for top sales person in Australia.

While he was still working, Ernie returned to mature age study in the 1980s.

He completed a Diploma of Social Science and Certificate IV in Social Housing through TAFE and studied several Justice units at Edith Cowan University.

Ernie worked for the Department of Corrective Services before joining Outcare as Accommodation Manager in 1992. He is now the Executive Director of 55 Central in Maylands. Ernie has been a CHCWA Board member since 1999.

Ernie enjoys travelling and has visited most countries in the world. He and his wife Jess and teenage son Adrian now live in Woodvale.



Don Tunnecliffe was seconded to the Board in March, 2005. He was elected for a two-year term at the annual general meeting later the same year and for a further two years in 2008. Don's background is in retail management and he was a business proprietor for nine years.

His introduction to community housing came when he became a board member of the Swan Emergency Accommodation (SEA) at the same time as running his own business.

Don is currently Executive Officer of the SEA.

He enjoys spending time with his family, playing golf and has a keen interest in computers

Community Housing Coalition

Leanne Strommen has a Bachelor of Social Work and Advanced Certificate in Human Services (Disabilities), a Graduate Certificate and Graduate Diploma in Housing Management and Policy.

Leanne has been employed at Centrecare since 1993, and has had 20 years experience in the social service sector involving direct casework, community work, policy development and program management.

This expertise has been in the areas of office based counselling services for the agency's Parent and Adolescent Family Services, at Djooraminda, a placement service for young Aboriginal children aged 0 to 15 years and outreach services for young people, families and individuals who are at risk of homelessness and/or offending. Prior to commencing at Centrecare, Leanne was also employed by the Disability Services Commission as a social trainer for five years. Leanne was Chairperson of Community Housing Coalition of WA from July 1999 to 2004 and was a board member of the Council for Homeless Persons Australia serving at different times as Secretary, Vice President and Treasurer. Leanne is a former board member of the Australian Federation of Homeless Organisations.



Kathleen Gregory is the Chief Executive Officer of Foundation Housing which was formed in January, 2006, as a result of the Perth Inner City Housing Association merging with the Eastern Metro Community Housing Association and Northside Housing Association. The Foundation provides housing to people on low incomes.

Before Kathleen began working in the social housing sector, she was interested in the impact that the location and affordability of housing had on individuals and families access to services, employment and educational opportunities.

While studying for her degree in Urban and Regional Planning she was constantly frustrated by housing never being discussed within its broader social context but only as a commodity.

Consequently, after finishing her degree, she chose not to work as a planner but to work in community development.

For about eight years, Kathleen worked in WA's south-west in small, community based organisations. During the late 1980s, she became involved in establishing several community based housing projects funded under the Community Housing Program. After returning to Perth in 1994, Kathleen became a resource worker with the Community Housing Resource Unit, which later became the Community Housing Coalition of WA. She then became manager of the Eastern Metropolitan Regional Housing Association which had one house and a waiting list of 20 families. Kathleen has been a CHCWA Board member since 2003.



of WA Members of the Board

Marjorie Caw recently became involved with community housing issues through her work as manager of the Hills Community Support Group Rainbow Program which provides housing and support for people with mental illness. Although no longer working for the Hills CSG Rainbow Program, Marjorie has long had a keen interest in the role access to good housing plays in mental health. She did her first degree in sociology because she hoped to work to prevent the sorts of social difficulties that resulted from the development of the huge outer suburban developments in NSW and Victoria in the 60s and 70s.

During a varied career in social and community work, management consultancy and business management, Marjorie gained postgraduate qualifications in social work, business administration and health economics.

Since the birth of her daughter, Marjorie's life became more settled, and her work focused on business management in a large London teaching hospital and at the University of Western Australia. Her current position allows her to combine her interests in mental health and housing and social issues to practical effect.

Marjorie joined the CHCWA Board in October, 2007.



Mark Goerke has been on the CHCWA board for the last two years. He is the Housing and Community Capacity Manager at Anglicare WA responsible for family housing programs in the public and private sector, emergency relief, financial counselling and community development programs. Mark has been involved in the homelessness sector since 1980 with the majority of this time focused on young people.

He has contributed to policy and service development in the homelessness field, the employment and training sector and legal issues concerning young people. He was a member of the State Homelessness Taskforce, the treasurer for the Youth Legal Service and the WA delegate for the National Youth Coalition for Housing. He was a key member of the 'More Than A Bed' campaign that gained a \$13 million increase in State funding for homelessness services in 2006. He received a WA Youth Affairs Council Award for Outstanding Commitment and Achievement in Youth Work in 2005 and Life Membership in 2006. He is a member of the Supported Assistance Accommodation Program (SAAP) State Advisory Committee and chairs the sector viability committee. Mark has a Masters in Social Work and a Bachelor of Business.



Members of the CHCWA Board

Annette Chivers is the manager of Zonta House Women's Refuge, a position she has held for more than four years. The refuge supports and accommodates up to 50 women.

Annette has worked in a range of areas including such roles as an Associate Director of Development at Silver Chain, managed the Careers and Prospective Students Service at Curtin University, worked as a Marketing Coordinator for a hotel chain and worked for the Department of Foreign Affairs and Trade for five years with postings to Thailand, Laos and Israel.

Annette has completed a Masters in Human Resource Management which followed on from gaining a Bachelor of Business specialising in the Hospitality and Tourism Management area.

In her spare time, Annette enjoys art and creative writing and is in the process of writing a book which is an ongoing 'work in progress'!



Pauline Farrell has either served on the Federation of Housing Collectives (FOHOCL) Management Committee or worked for FOHOCL on and off for 15 years.

Pauline has also worked extensively for a variety of other community housing organisations and peaks during this time. For the past several years Pauline has been CHCWA's member representative at the Community Housing Federation of Australia annual members meetings.



Richard Sheridan qualified from the University of Western Australia as an Architect. He owns a registered building company and has designed and project managed commercial and residential projects in Perth, Melbourne, Sydney, London, Paris and New York for the last 20 years.

He is currently development manager for Access Housing which has more than 600 properties. Richard was appointed to the CHCWA Board in October, 2007, and he is the Board's Treasurer. He became an ex-officio Board member in 2008.

Meeting attendance by Board members in 2008 - 2009

Board Member	Elected	Term	Meetings Eligible	Attended
Lynne Evans (Chairperson)	2007	2 years	11	9
Leanne Strommen (Secretary)	2007	2 years	11	10
Richard Sheridan* (Treasurer)	2006	2 years	3	2
Ernie Hansen	2007	2 years	11	11
Kathleen Gregory	2006	2 years	11	6
Don Tunnicliffe	2006	2 years	11	10
Maureen McSweeney	2006	2 years	3	2
Mark Goerke*	2007	2 years	11	5
Marjorie Caw	2007	2 years	11	9
Annette Chivers	2008	2 years	8	4
Pauline Farrell	2008	2 years	8	4

* Mark Goerke had leave of absence for training at Anglicare

* Richard Sheridan ex-officio board member as of November 2008
Meetings Eligible 8 Attended 5

Treasurer's Report to the Financial Statements for the year ended June 30, 2009

The financial year 2008-2009 resulted in a slight increase in uncommitted funds in CHCWA's finances.

CHCWA continues to be in a sound financial position. A review of the Balance Sheet shows that current liabilities have increased from \$54,897 in June, 2008, to \$102,599 in June, 2009.

At the same time, current assets increased from \$176,398 in June, 2008, to \$304,358 in June, 2009.

Income from the Best Practice Unit consisted of training fees of \$6,841 down from \$9,023 in 2008 but up from \$5,424 in June, 2007. The Best Practice Unit also had extra ordinary income from training consultancy fees of \$60,387 in June, 2009, a very successful result for Daniel Guise and his team.

At the end of June, 2009, CHCWA had Balance Sheet equity of \$207,701 compared with previous years' totals of \$138,244 and \$88,635 in June, 2008, and June, 2007, respectively. The total income for CHCWA during 2009 was \$573,154 up from 2008's of \$553, 313 increased by BPU training consultancy fees.

The total operating expenditure for the financial year 2008-09 was \$492,897 and expenditure for 2007-08 was \$489,390.

The major contributors to the expenses were evenly spread with wages and salaries at \$306,004 compared with 2007-08 at \$266,439 and 2006-07 at \$212,896. Other smaller contributors are consultancy fees, venue and meeting expenses, membership and publications, newsletter printing, rent and sundry expenses, and training travel and accommodation. Travel and Subsistence allowance are higher due to the BPU unit training our members and training consultancy in the regional areas.

This financial year, has again seen some changes in staffing with the departure of Policy officer Gary Kleyn and training officer Louise Leicester and the appointment of our current very capable Gerhard Rousseau - Policy and Alice Hennessy - Training. Our Executive Officer Colin McClughan has been well supported by his very capable team: Dolores Gomeze - Administration, Daniel Guise - Best Practice Unit and Tony Whitbread - Communications and Marketing and together they have all contributed to a successful financial year.

The overall direction of CHCWA's finances remains positive with retention of funds as at June 30, 2009.



Ernie Hansen
Treasurer



**Community Housing
Coalition of WA Inc**

**Financial Statements
For the year ended
June 30, 2009**



**DECLARATION BY THE BOARD OF MANAGEMENT
FOR THE YEAR ENDED 30 June 2009**

The Board of the Community Housing Coalition of WA Inc has determined that the Organisation is not a reporting entity. The Board of Management has determined that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the accounts.

In the opinion of the Board of the Community Housing Coalition of WA Inc:

- 1 a) The profit and loss account gives a true and fair view of the result of the organisation for the year ended 30 June 2009 ; and
b) The balance sheet gives a true and fair view of the state of affairs of the organisation as at 30 June 2009 .
- 2 At the date of this statement, there are reasonable grounds to believe that the organisation 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 of Management and is signed for and on behalf of the Board of Management by:



Chairperson



Treasurer

COMMUNITY HOUSING COALITION OF WA INC

PROFIT AND LOSS STATEMENT For the year ended 30 June 2009

Community Housing Coalition Division

	2009 \$	2008 \$
OPERATING REVENUE & EXPENDITURE		
Operating Revenue		
Recurrent Funding		
Department of Housing & Works	472,921	284,889
Best Practice Unit	-	152,091
Grants	1,364	60,737
Training Fees	6,841	9,023
Registration Fees	-	17,331
Membership Fees	17,984	18,180
Consultancy Fees	60,387	436
Bank Interest Received	13,657	10,626
	573,154	553,313
Less Operating Expenditure		
Audit fee	2,000	2,000
Awards	-	4,662
Bank charges	94	114
Bookkeeping & Accounting	1,990	2,751
Communications		
Computer Systems/ Internet	19,596	14,926
Postage	5,326	4,525
Telephones	4,461	3,819
Consultancy fees	19,500	10,140
Insurance	4,540	4,374
Meeting Expenses		
Venue Hire	2,128	6,079
Meeting Expenses	6,070	24,714
Membership/ Publications	976	25,155
Minor Fittings & Office Maintenance	36	669
Office Supplies & Stationary	2,184	2,677
Photocopying	1,313	1,554
Printing	3,814	10,992
Printing Newsletter	7,882	4,216
Rent & Outgoings	19,463	16,293
Training Manual	5,580	5,376
Seminars & Conference Fees	15,034	1,458
Sundry Expenses	3,312	7,650
Travel & Accommodation	14,853	29,603
Employment Expenses		
Wages & Salaries	306,004	266,439
Superannuation	27,360	23,716

PROFIT AND LOSS STATEMENT
For the year ended 30 June 2009

Community Housing Coalition Division

	2009 \$	2008 \$
Employment Expenses (continued)		
Provision for annual Leave & redundancy	7,957	883
Travel & subsistence allowance	6,830	9,278
Staff Development & Training	1,601	1,777
Staff Recruitment	1,179	2,058
Workers Comp. Insurance	1,814	1,492
 Total Employment Expenses	 352,745	 305,643
 Total Expenses	 492,897	 489,390
 Operating Surplus for year	 80,257	 63,923
 NON OPERATING EXPENDITURE		
Non Operating Expenditure		
Depreciation	-10,800	-14,314
 Non Operating Surplus (Deficit) for year	 -10,800	 -14,314
 Surplus for year	 69,457	 49,609

BALANCE SHEET
As at 30 June 2009

	NOTE	2009 \$	2008 \$
Current Assets			
Cash assets	2	291,257	169,216
Accounts receivable	3	13,101	7,182
		-----	-----
Total current assets		304,358	176,398
		-----	-----
Non Current Assets			
Plant & Equipment	4	5,942	16,743
		-----	-----
Total non current assets		5,942	16,743
		-----	-----
Total assets		310,300	193,141
		-----	-----
Current Liabilities			
Creditors & Accruals	5	69,750	32,681
Provisions	6	32,849	22,216
		-----	-----
Total current liabilities		102,599	54,897
		-----	-----
Total Liabilities		102,599	54,897
		-----	-----
Net assets		207,701	138,244
		=====	=====
Represented by:			
Equity			
Accumulated funds	7	207,701	138,244
		=====	=====

This is the Balance Sheet referred to in the accompanying Audit Report

Notes to and forming part of the Financial Statements

For the year ended 30 June 2009

Note 1 - Statement of Significant Accounting Policies

These financial statements are a special purpose financial report prepared in order to satisfy the financial reporting requirements of the organisation, pursuant to the constitution of the organisation and the requirements of the Association Incorporations Act of WA. The committee has determined that the Organisation is not reporting an entity.

The statements have been prepared in accordance with the requirements of the following applicable Accounting standards and other mandatory professional reporting requirements:

AASB 102 Inventories
AASB 110 Events Occurring After Balance Date
AASB 118 Revenue
AASB 1031 Materiality
SAC 1 Statement of Accounting Concepts "Definition of the Reporting Entity"

No other applicable Accounting Standard's or mandatory professional reporting requirements have been applied.

The financial statements are prepared on an accrual basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated current valuation of non current assets. The accounting policies adopted are consistent with those of the previous year.

Going Concern

The financial statements have been prepared on a going concern basis, which contemplates continuity of normal activities of the organisation. The ability of the organisation to continue as a going concern will be dependent upon the continued receipt of grants from the State Government of Western Australia.

Principal Activities

The principal activity is to act as the peak representative and service organisation for community housing providers in Western Australia.

Plant and Equipment

Plant and equipment are included at cost. All fixed assets are depreciated over their estimated useful lives commencing from the time the asset is held ready for use.

Superannuation

Staff Superannuation has been paid in accordance with the requirements of the Superannuation Guarantee Charge legislation and is paid to complying funds.

Funding /Grants in Advance

All grants are brought to account as income when received, unless they relate to future years in which case they are recognised as income in the year expended.

They appear in the Balance Sheet as a liability – Funding in Advance.

Notes to and forming part of the Financial Statements

For the year ended 30 June 2009

Note 1 - Statement of Significant Accounting Policies (continued)

Employee Benefits

Provision is made in respect of the organisation's liability for Annual Leave and Redundancy. Both the provision for annual leave and redundancy has been accrued in respect of all employees from the commencement of their employment with the organisation. The provision for redundancy is raised against core funding when funds are available. No provision is made for sick leave entitlements.

Note 2 – Cash Resources

	2009	2008
	\$	\$
CHCWA		
Bendigo Bank Term Deposit	207,513	142,987
Bendigo Bank A/c 5168	-	1,822
Bendigo Bank A/c 5101	80,735	18,602
Bendigo Bankcard A/c	2,820	5,616
Petty Cash	189	189
	291,257	169,216

Note 3 – Accounts Receivable

	2009	2008
	\$	\$
CHCWA		
Accounts Receivable	710	1,903
Key Deposits	225	225
GST Recoverable	12,166	5,054
	13,101	7,182

Note 4 – Plant and Equipment

			2009	2008
	Cost	Accumulated Depreciation	\$	\$
CHCWA				
Computers	38,698	34,358	4,340	13,141
Equipment	12,480	11,592	888	2,649
Furniture & Fittings	8,708	7,994	714	953
			5,942	16,743

Notes to and forming part of the Financial Statements
For the year ended 30 June 2009

Note 5 – Creditors and Accruals

	2009	2008
	\$	\$
CHCWA		
Accounts Payable	48,453	25,078
PAYG Payable	8,182	6,666
Superannuation Payable	5,386	-
GST Payable	7,729	937
	69,750	32,681

Note 6 – Provisions

	2009	2008
	\$	\$
CHCWA		
Provisions for Annual Leave	23,513	12,880
Provision for Redundancy	7,336	7,336
Provision for Audit	2,000	2,000
	32,849	22,216

Note 7 – Accumulated Funds

	2009	2008
	\$	\$
CHCWA		
Balance at beginning of year	138,244	88,635
Surplus for year –CHCWA	69,457	49,609
Balance at end of year	207,701	138,244

Notes to and forming part of the Financial Statements

For the year ended 30 June 2009

Note 8 - Redundancy

Redundancy liability for employees is determined under the Social and Community Services Industry – Community Service Workers Western Australia Award 1996 (SACS Award) to which the association is now a voluntary respondent. Redundancy entitlement is determined based on the number of years' continuous service by employees.

Liability for redundancy is nil if service is less than one year, 4 weeks pay if service is between 1 to 2 years, 6 weeks pay if service is between 2 to 3 years, 7 weeks pay if service is between 3 to 4 years and 8 weeks pay if service is 4 or more years.

Note 9 - Long Service Leave

Long service leave entitlements are accrued in accord with the Long Service Leave Act which provides for 13 weeks leave after 15 years of continuous service with entitlement payable after 10 years continuous service. All employees have less than 3 years continuous service so that no employees have any entitlement for payment of long service leave and no such liability has been accrued for long service leave.

Independent Audit Report

To the members of Community Housing Coalition of WA Inc

Report on the Financial Report

I have audited the accompanying financial report, being a special purpose financial report, of Community Housing Coalition of WA Inc, which comprises the balance sheet as at 30 June 2009, and the income statement for the year then ended, a summary of significant accounting policies, other explanatory notes and the declaration by the Board of Management.

The Responsibility of the Board of Management for the Financial Report

The Board of Management of the entity are responsible for the preparation and fair presentation of the financial report and have determined that the accounting policies described in Note 1 to the financial statements which form part of the financial report are appropriate to meet the financial reporting requirements of the Constitution and are appropriate to meet the needs of the members. The Board of Managements 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.

Auditor's responsibility

My responsibility is to express an opinion on the financial report and the disclosures based on my audit. No opinion is expressed as to whether the accounting policies used, as described in Note 1, are appropriate to meet the needs of the members. I conducted my 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 whether 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 accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the financial report.

The financial report has been prepared for distribution to members for the purpose of fulfilling the Board of Management financial reporting under the Constitution. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it relates to any person other than the members, or for any purpose other than that for which it was prepared.

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

Independence

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

Audit opinion

In my opinion, the financial report gives a true and fair view of the financial position of Community Housing Coalition as of 30 June 2009, and of its financial performance for the year then ended in accordance with accounting policies described in Note 1 to the financial statements.

Greg Ledger Pty Ltd
Chartered Accountants

RG Ledger

GREG LEDGER PTY LTD

CHARTERED ACCOUNTANT

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Facsimile + (08) 9322 1134

25 August 2009

**The Board of Management
Community Housing Coalition of WA Inc.
1st Floor, 33 Moore Street
East Perth WA 6004**

AUDITOR INDEPENDENCE DECLARATION

This declaration is made in connection with the audit of the financial report of Community Housing Coalition of WA Inc. for the year ended 30 June 2009 and in accordance with the provisions of the Corporations Act 2001.

I declare that, to the best of my knowledge and belief, there have been:

***No contravention of the auditor independence requirements of the Corporations Act 2001 in relation to this audit;**

***No contravention of the Code of Professional Conduct of the Institute of Chartered Accountants in Australia in relation to this audit.**

Yours sincerely



**Ross Gregory Ledger
Chartered Accountant
Registered Company Auditor**



The Community Housing Coalition of WA

Identifying Community Housing Needs

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