

2020-21

ANNUAL GENERAL MEETING REPORT



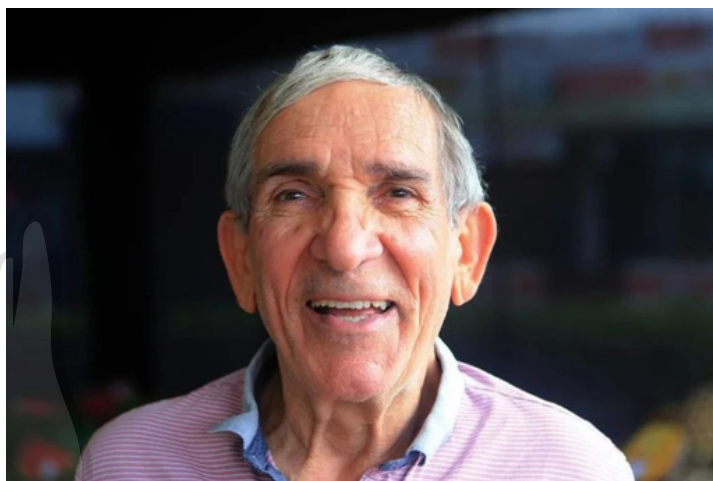
 **North West Youth**
Accommodation Service Inc.

ACKNOWLEDGEMENT OF COUNTRY

Acknowledgement of Traditional Owners:

The staff and management of North West Youth Accommodation Service's Inc. respectfully acknowledge all First Nations People.

We pay our respect to the Turrbal and Jagera/Yuggera Peoples, the traditional custodians of the lands upon which we work.



VALE JIM FOURAS

Jim Fouras sadly passed away on 13 November 2021. He was an early and key figure in the establishment of NWYAS, and our continued success. We pay tribute to him.

Jim was elected to the Legislative Assembly of Queensland in 1975, before later following his passion for social inclusion and working as a Human Rights Commissioner investigating homelessness in Australia. His passion for this issue resulted in the formation of NWYAS alongside a group of community-minded individuals.

Jim spent almost 30 years working with North West Youth Accommodation Service, starting in the late 1980s. His tireless efforts added credibility and reach to our small organisation, and undoubtedly changed the lives of so many.

Jim served the organisation as a management committee member and as President. Without him, we would not be able to do the good work we do today.

TABLE OF CONTENTS

01	President Report
02	Treasurers Report
03	Who we are
04	Meet the board
05	Special acknowledgement
06	How we help
07	Who were our clients
08	Sustaining tenancies
09	From homelessness to housing
10	Partnerships
11	Our supporters
12	Financials

PRESIDENT'S REPORT

It is with great pleasure I present the President's report 2020 – 2021 for North West Youth Accommodation Service (NWYAS). This is my first report as President, having taken over the role from Bec Killen in March 2021. Coming onto the Board as an ordinary member in November 2020 then taking on the role of President soon after has been a huge learning curve.

In 2020 -21 NYWAS received funding from the Queensland Governments' Department of Communities, Housing and Digital Economy under the National Partnership Agreement on Homelessness to manage 14 properties while at the same time providing specialised case-management support to tenants of the service.

Despite COVID and the challenges of restrictions and ongoing snap lockdowns we continued to deliver these services to vulnerable young people experiencing homelessness. This has meant making key changes to the way we do things, including providing case management primarily by methods such as phone and video conferencing. Also, we have had to find ways to safely move young people in and out of housing while ensuring that risks to our staff and young people are minimal to nonexistent.

The staff have been exceptional in rising to this challenge and I would like to acknowledge the incredible work of the team. Led by Nicole the team have consistently demonstrated a commitment to supporting young people to make positive changes. Their passion for the work is reflected in the significant outcomes we have achieved over the year.

NWYAS has also come up against remarkable challenges in being able to move young people onto long term stable housing. With readiness to move to fuller independence, our young people have made real strides in developing the skills and stability to no longer require the level of support we offer.

However, a very real lack of alternative housing options means young people remain with us for longer than planned. We know housing stress is being experienced at all levels, but young people have been particularly hard hit. As I write the report no real solution has been found.

PRESIDENT'S REPORT

Thank you to the other members of the Board, Heath (Treasurer), Jake (Secretary) Sue (Vice President) Ella, Amanda, Harry, and Hans. We are a relatively new team, and I would like to acknowledge the extensive skill base of our Board and the time that everyone has given to the governance of NWYAS. I am excited for the year ahead and all that we hope to achieve as a collective. I would also like to acknowledge and thank Bec Killen, past President and Simon Booth, past Treasurer who both resigned from the Board during 20-21.

Looking forward in 2021/ 22 we said goodbye to Nicole in August 2021 as our Manager and welcomed Samantha Wallwork into this role. Sam brings to the organisation significant expertise in case management, child protection and family support. We look forward to Sam applying her expertise to the role of Manager as we prepare for a new strategic plan and work with the sector and government to address the housing crisis and finding long term safe housing for young people.

Finally, a sincere and heartfelt thank you to our local members, businesses and community members who have supported us over the year.

Sharon Gingell, President

TREASURER'S REPORT

There is so much to be proud of this year. Amidst continued uncertainty and instability, the NWYAS team dug deep to embody our values of optimism and commitment. They demonstrated resilience and adapted themselves with grace and humility to realise our mission of supporting young people on their journey from homelessness to independence. Recurrent grant funding remained steady while one-off grants took total income higher thanks to generous contributions from:

- Lady Bowen Trust
- Gambling Community Benefit Fund
- Energex Home Learning Initiative

While no fundraising was conducted, donations also rose due to one-off contributions from Toyota Australia and Bunnings. For the second year in a row the Federal Government's Cash Flow boost also provided much needed additional financial assistance.

Total Expenses rose by 13% due primarily to an increasing demand for our services. As a result of outsourcing the finance function, accounting costs rose sharply, and were offset by a corresponding decrease in total employment costs. My sincere thanks to Justin Hogg and the team at Right Source for serving the organisation with kindness and professionalism, and for helping me transition into the role.

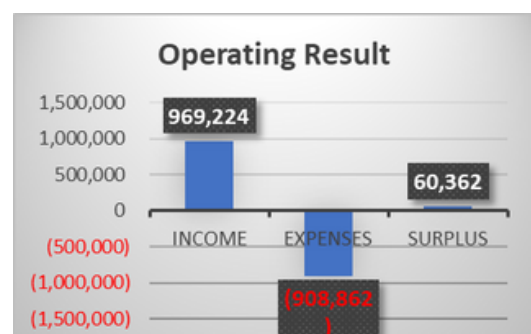
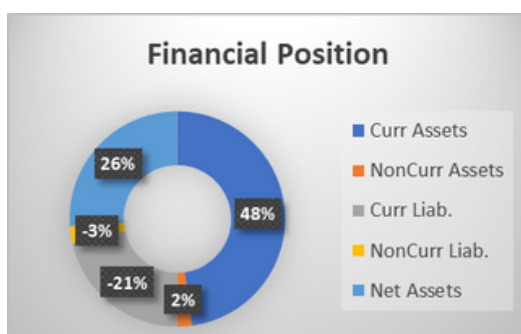
A net surplus for the year of \$60,362 is a good result given the broader economic situation and considering increasing pressure on the sector to do more with less.

With a current ratio of 2.24 the organisation is in a strong cash position. This provides an excellent foundation to engage our services more fully over the year ahead and look at new and innovative ways to improve and possibly expand our service offering.

I would like to thank the team for their tireless efforts and congratulate them on the very real and lasting impact they have made in many young people's lives this year.

Lastly, a special thank you to the outgoing manager Nicole Walsh who left us in August. Nicole navigated the organisation through an incredibly challenging time and for that we are very grateful.

Heath Goldfinch, Treasurer



WHO WE ARE

North West Youth Accommodation Service Inc. (NWyAS) was established in 1985 as a local community response to the needs of homeless and at risk young people. The organisation formed as a response to local need which was brought to the attention of the community by Father Wally Dethlefs.

A group of local residents that included a bank manager, engineer, student, quantity surveyor and minister of religion came together to form the Enoggera Boarding Group in 1985.

The organisation received its Certificate of Incorporation of an Association on the 17th January 1986 under the name North -West Boarding Inc. and facilitated the placement of homeless young people with approved community members for three month placements. The organisation changed its name to North West Youth Accommodation Service Inc. in 1999 to better reflect the services it provides.

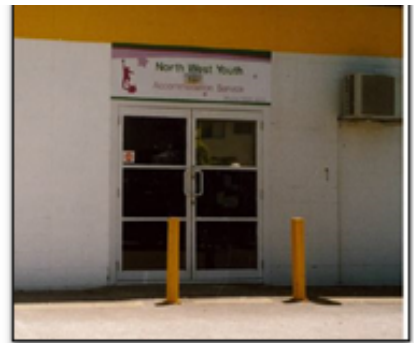
In 1997, NWyAS began to receive funding from the Queensland Government and continues to build strength on strength to maintain a quality community service. We still maintain a strong partnership with the Department of Housing and Public Works to deliver a real and effective response to homelessness across this community.

In 2016 we received funding to extend the services we provide through Mobile Support – supporting young people who have the capacity (with support) to obtain and maintain accommodation in the community through private rentals, student accommodation and share houses.

In 2018 we received a five-year service agreement that allows us to continue to provide housing, referral support and mobile support well into the future.



Samford Road Office - pre 2005



Osbourne Road - 2009



Blackwood St - 2016



Blackwood St - current

Our Vision, Mission and Values set the foundation for why and how we deliver our services.

Vision:

Safe to grow. Empowered to change. Opportunities to thrive.

Mission Statement:

To support young people on their journey from homelessness to independence

Values:

Partnerships - we partner with the community and young people.

Independence - we build independence through resilience, leadership and responsibility.

Empowerment - we empower through knowledge, self-determination, rights and positive change.

Optimism - we believe in change and hope.

Commitment - we are committed to quality, effectiveness and consistency.



MEET THE BOARD

Sharon Gingell - President

Sharon has been the Coordinator of Northside Connect since March 2012. She has over 26 years' experience in the Community Sector and has worked in the areas of homelessness, family support, domestic violence and mental health. Sharon joined the NWEAS Board at the 2020 AGM and has an interest and commitment to ensuring that all young people are housed in safe, appropriate accommodation with access to the support and services they need to achieve their goals and dreams.

Sue Thomson - Vice Chairperson

Sue Thomson has a strong background in marketing, communications and engagement. She has held executive level marketing and management roles across public, private and not for profit sectors, delivering integrated marketing communications programs in local, domestic and international markets. Sue has volunteered for different organisations in Queensland. She joined the NWEAS Board in 2020 and is excited to be working with the team to provide services that support the vulnerable in our community.

Heath Goldfinch - Treasurer

Heath joined NWEAS in early 2021 and is a CPA with experience in construction, publishing, engineering and telecommunications. Some areas of specialisation include leadership, risk and compliance, systems accounting and stakeholder engagement. A Buddhist in the Tibetan tradition, Heath has previously served as Treasurer for Langri Tangpa Buddhist Centre in Camp Hill. Heath brings a valuable worldview predicated on universal kindness and compassion has provided a natural desire for community service.

Jake Araullo - Secretary

Jake has been working with NWEAS on the Board since the early 2019. As secretary, Jake is an executive member of our Board. Working primarily in politics and non-profit NGOs Jake has seen firsthand the strong positive impact and influence that well supported community sector organisations can have on a local area. Over the years Jake has contributed to the strengthening and positive direction of the organisation.

Amanda Ronan-Hearn - General Member

Amanda Ronan-Hearn has over 10 years' experience across a range of industries with roles predominantly within Human Resource Management and Marketing. Having worked as the National Recruitment Specialist at BoysTown, Human Resource Advisor supporting commercial and corporate departments at Virgin Australia, Executive Search Consultant at Arete Executive, Recruitment Specialist at Vita Group, along with senior marketing roles in a boutique HR consulting firm and leading Australian publishing house Australian Academic Press. Amanda has been a longtime Board member and supporter of NWEAS and has provided a wealth of knowledge and valuable expertise to NWEAS.

MEET THE BOARD

Ella Craig - General Member

Ella has been a non-executive Board member with NWWYAS since mid-2020 and has thoroughly enjoyed diving feet-first into this position. Ella currently works as a lawyer, dealing predominantly with corporate governance and commercial litigation matters, and has been able to contribute to the goals of the organisation. Ella grew up in Mitchelton, and was involved in the local community throughout the years. She is passionate about creating positive social change for the area and the surrounding suburbs.

Hans Geffert - General Member

Hans is an experienced strategy and public policy professional with close to 20 years experience working with the Federal and Queensland Government. He has held a number of strategy, policy and corporate financial advisor roles including advising on a range of social and economic policy issues in areas such as treasury, trade and investment, and sport and recreation as well as providing financial and risk management advice to the Queensland Government. Hans joined North West Youth Accommodation Service as a Board member in 2021 inspired by stories from young people that have benefited from the support provided by North West Youth Accommodation Service, and motivated by the opportunity to play a role in helping to tackle youth homelessness in the region and supporting vulnerable young people in the community at a pivotal stage in their lives.

Harry Kacak - General Member

Harry has dual degrees in business and information technology. Harry's career began with a major consultancy, where he worked with client leadership to develop strategy, improve performance, and improve risk and governance processes. Harry left consulting in 2019 to direct his career toward helping communities, especially young people. Joining the North West Youth Accommodation Service Board in 2021, Harry is now focused on impacting the for purpose sector. Harry is motivated by helping others, and with honesty his most core value, believes in leading through transparency and vulnerability. Driven by learning and growth, he is always seeking new and innovative ways to tackle challenges.



THANK YOU

A major thank-you to all staff, volunteers and Board members of NWYAS who have made 2020-21 another special year. Special acknowledgement goes out to the following members of NWYAS team who finished up with us in the past year to begin the next exciting chapter in their lives:

Nicole Walsh - Manager 6 years.

Kaja Holzheimer – Finance Worker 3 years.

Zoe Hodson – Locum Tenancy Worker 2020-21

Mel Menerey – Locum Finance Worker 2021

Melissa Ryan – Volunteer of NWYAS 2020-21

Simon Booth – Acting Treasurer of NWYAS 2020

Bec Killen – long-time board member and Acting
Chairperson of NWYAS 2020

Madeleine Cooper – Board member of NWYAS 2020

Linda Christensen – Vice Treasurer of NWYAS 2020

Finally, a huge welcome to our new manager Samantha Wallwork. Samantha has lived in the Northwest Brisbane area for over 20 years. Samantha is social work trained and brings experience from across the sector. Prior to joining NWYAS Samantha worked as a clinical complex case manager at the Department of Veteran Affairs. Samantha also has a depth of experience in Indigenous family support, Primary and Community Health, Education and Mental Health. Samantha is passionately committed to values of kindness, compassion, and social justice, values we at NWYAS also share! Samantha is excited to be a part of our unique service and for what the venture into 2022 will bring.

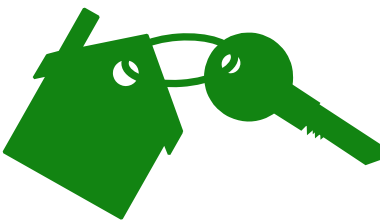
HOW WE HELP

NWYAS provides support to young people experiencing homelessness through the:

1. Supported Housing Program
2. Rent Support Program
3. External Support for exited SHS tenants
4. Interim referral support to alternate housing and support providers



In 2020-21, NWYAS received **189** distinct direct referrals from young people. With only 14 properties, NWYAS was unable to meet this demand through our supported housing program. Workers utilised the Queensland Homelessness Information Platform (QHIP) to inform young people of potential vacancies with alternate services. If suitable, referrals were then sent through on behalf of the young person. Approximately **148** young people consented to having their details used for referrals through QHIP, which NWYAS then managed.



Some young people with less complex needs were eligible for support through our mobile support program. In accessing this program, young people were able to bi-pass homelessness services and secure housing in the private rental market. In 2020-21, **29** young people accessed support through The Rent Support program.

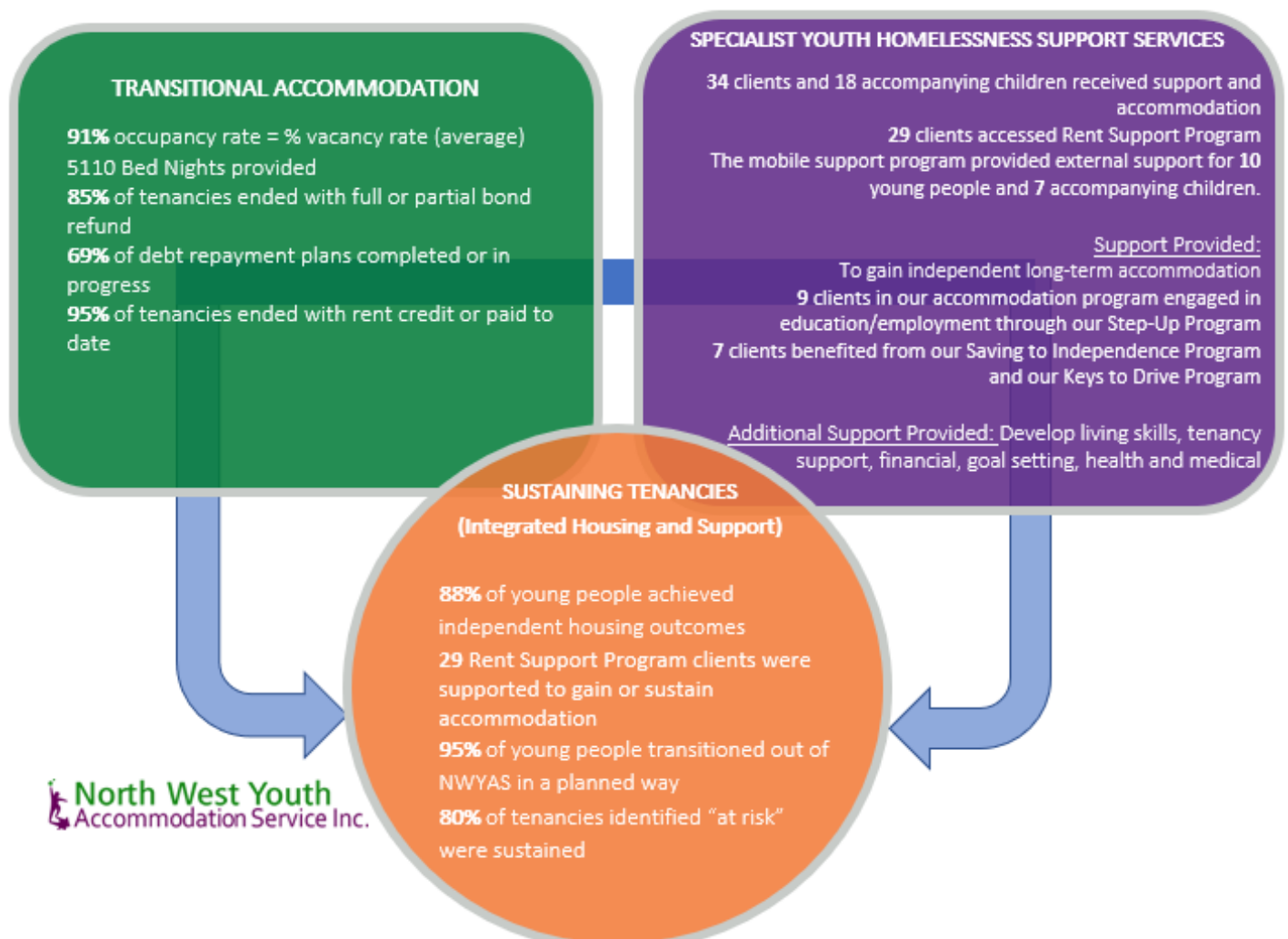
HOW WE HELP

33 young people who referred to NWWYAS requested immediate/crisis supported accommodation. Crisis/immediate accommodation differs from transitional accommodation as it is offered for a shorter time period and is usually shared with other young people. Shared accommodation often presents a barrier to many young people who refer to NWWYAS. Due to significant trauma and abuse experienced throughout their lives, many young people can feel unsafe sharing accommodation with other young people they do not know. As a result:

115

young people referred for transitional housing support similar to NWWYAS.

2020-2021 Achievements

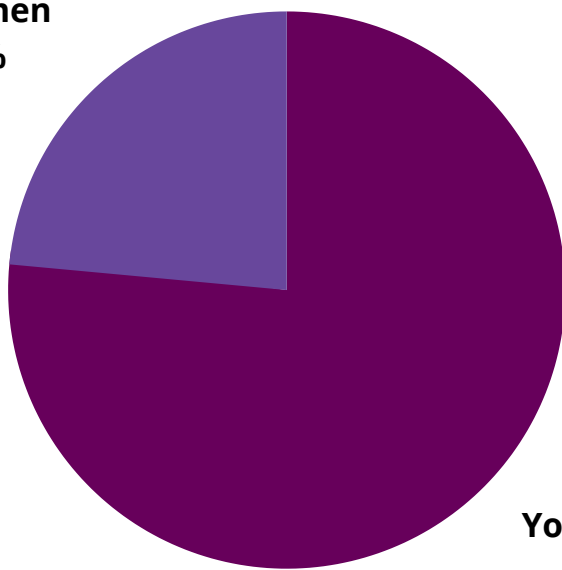


WHO WERE OUR TENANTS

NWYAS housed 34 young people and 18 accompanying children in the 2020-2021 financial year.

Gender of SHS tenants

Young men
23.5%



Young women
76.5%

26

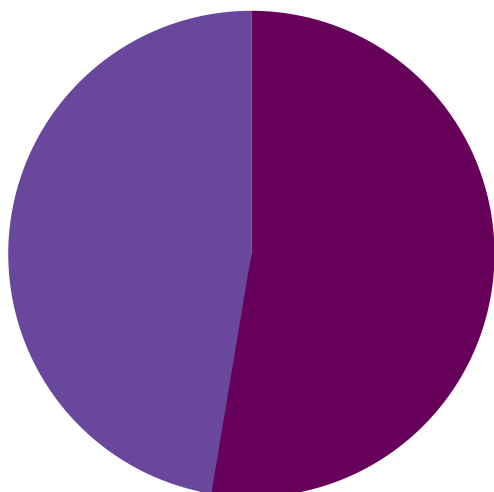
young women

8

young men

Gender of accompanying children

Boys
47.4%



Girls
52.6%

10

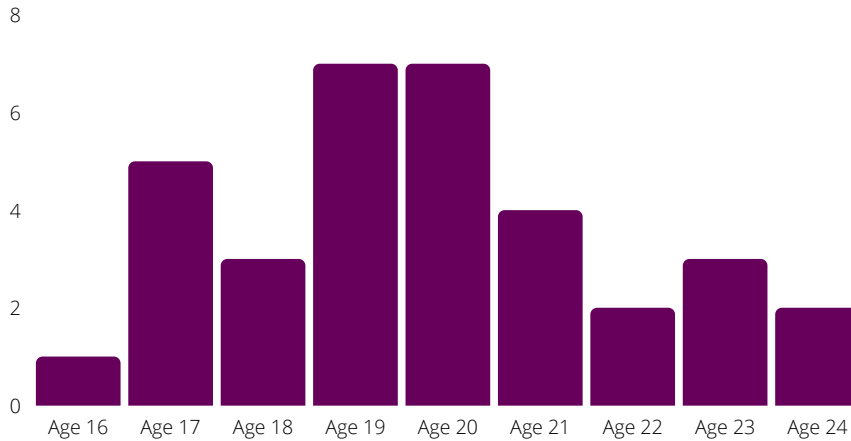
Girls

9

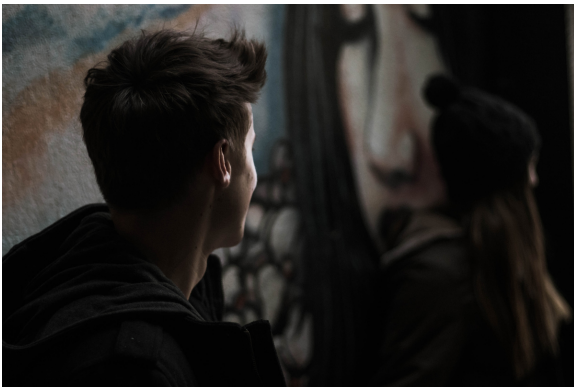
Boys

WHO WERE OUR TENANTS

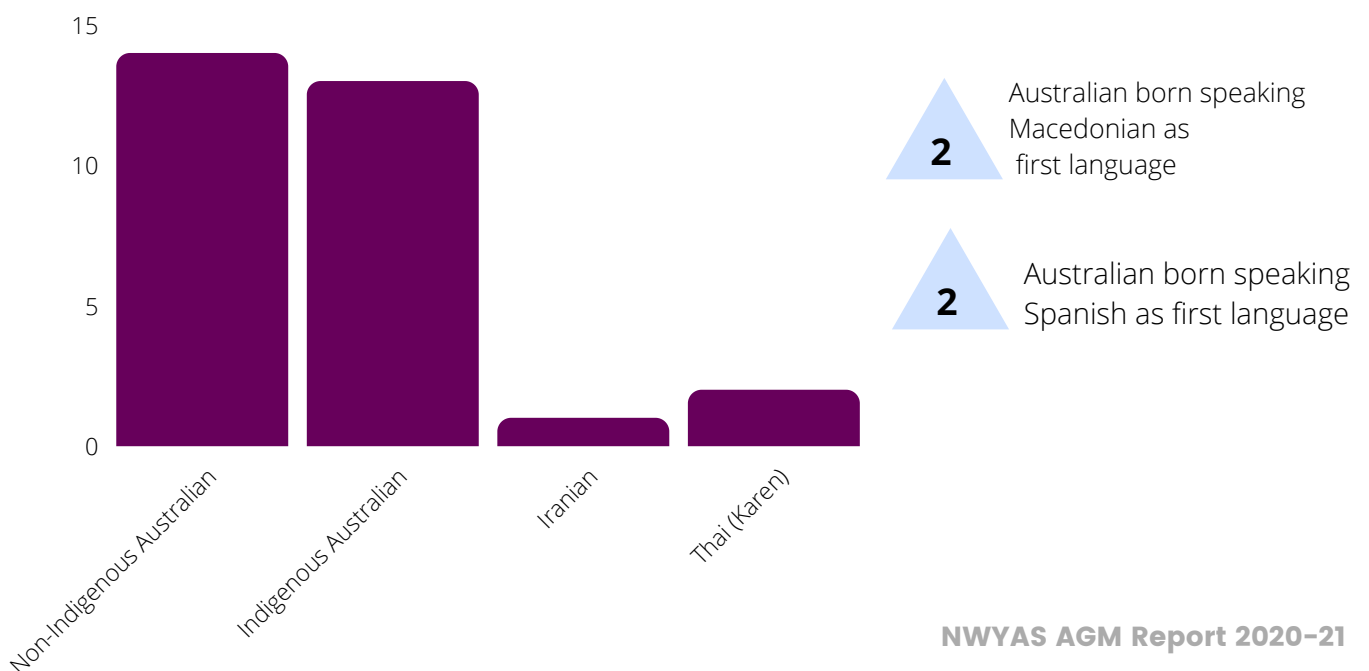
Age of SHS Tenants When First Moved In



Average age of SHS tenants was **19 years old**

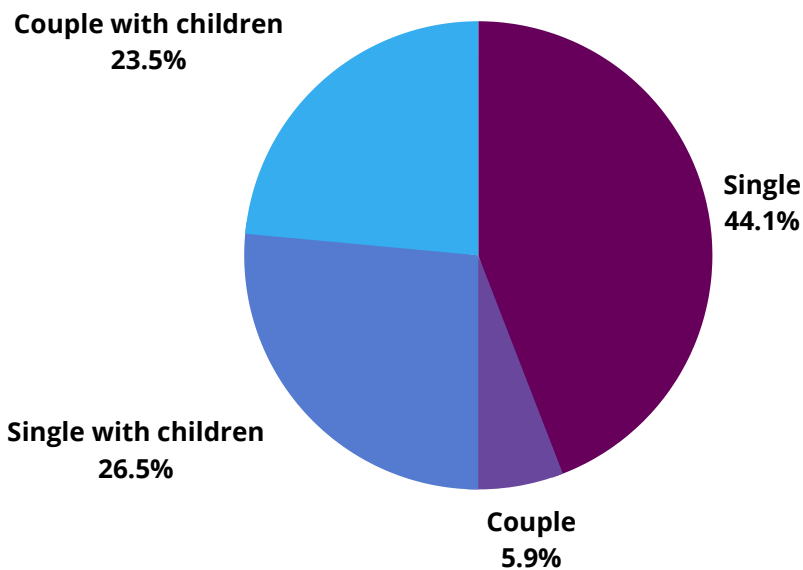


Cultural Background of SHS Tenants



WHO WERE OUR TENANTS

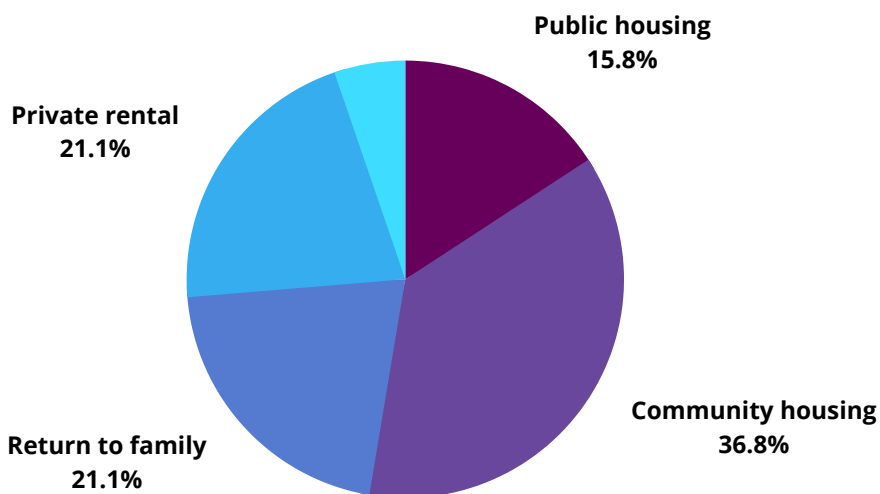
Family Makeup of SHS tenants When First Moved In



Where do they go?

NWYAS 'transitional' housing is designed to be a stepping stone between the chaos and transience of homelessness and stable, long-term housing. Case-plans with young people focus on exiting to stable, sustainable long term housing. The majority of young people leaving our program exit into community or public housing.

Exit Housing Outcomes



MOBILE SUPPORT

The mobile support program provided ongoing external support for **10** young people with **7** accompanying children who had exited from NWWAS SHS accommodation. Young people who identified the need for additional support to establish their new tenancy and/or to achieve their case management goals accessed on average

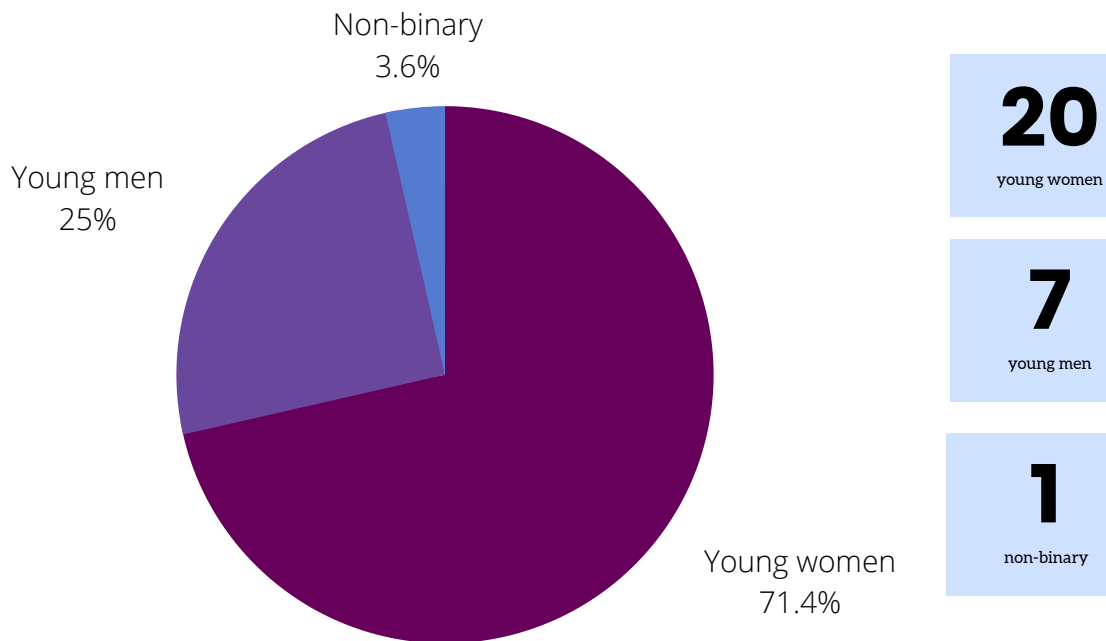
43 hours *of additional support to achieve their desired outcome.*



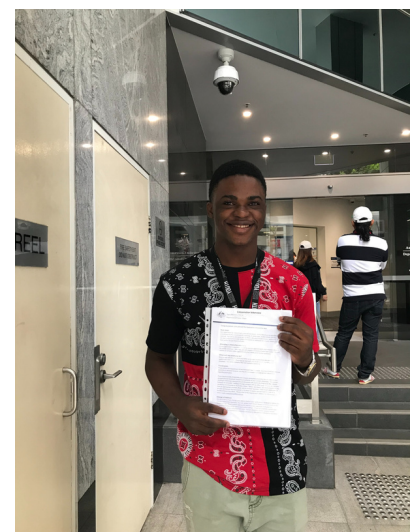
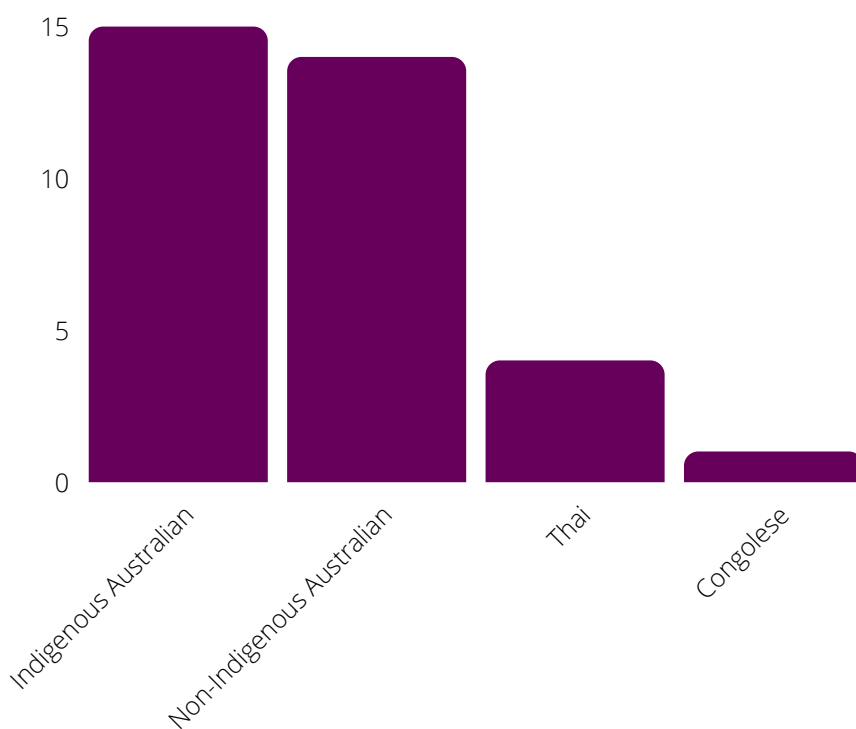
This financial year, The Rent Support Program supported **28** young people with **6** accompanying children.

MOBILE SUPPORT

Gender Identity of Rent Support Clients

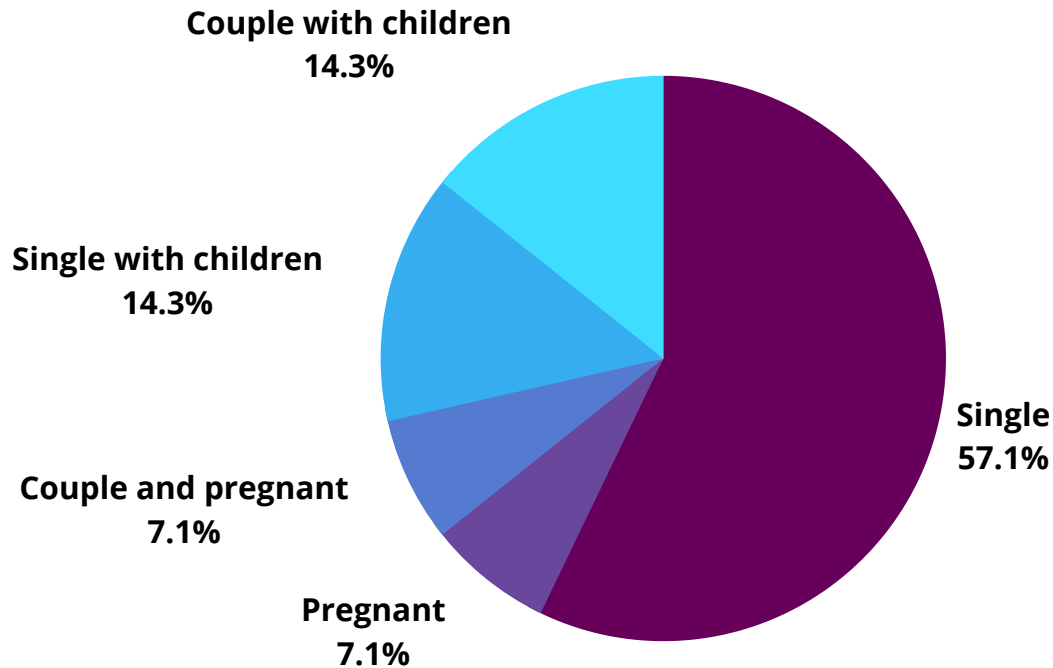


Cultural Background of Rent Support Clients



MOBILE SUPPORT

Family Makeup of Rent Support Clients



Housing outcomes: Rent Support Program

6

young people and 2 accompanying children secured supported accommodation with NWWAS

6

young people with 2 accompanying children were assisted to gain accommodation with the SHS service system

1

young person and 1 accompanying child supported to gain Community Housing

8

young people were supported to sustain their current housing placement

2

young people secured accommodation with a friend- but are not nominated on the lease agreement and 1 young person reunified with family

SUSTAINING TENANCIES

This year NWYAS had 31 tenancies. While this is lower than previous years there are multiple factors that make 2020-2021 different. This includes extensions granted on the grounds of COVID-19. As well as a lack of accessible housing options due to rising rental prices. Out of the 31 total tenancies, 18 exited.

2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
39	39	43	43	34	31

During the 2020-2021 FY NWYAS had an occupancy rate of 90.98%. That is a capacity of 5110 bed nights with 4649 taken. One of the biggest contributors to bed nights being low is the time it takes to prepare units.

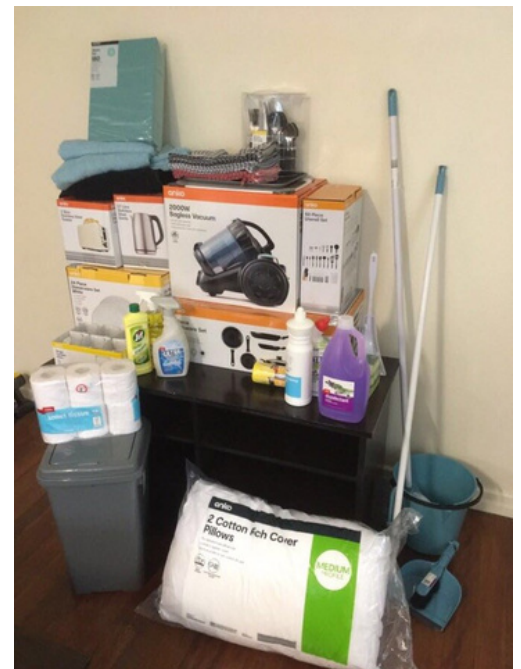
91%

Occupancy

NWYAS manages and leases out **14** properties. **10** of these are leased to NWYAS by the Department of Communities, Housing and Digital Economy. The other 4 are leased through the private rental market and then sub-leased to tenants at 25% of their income.

\$32 000 GCBF Grant

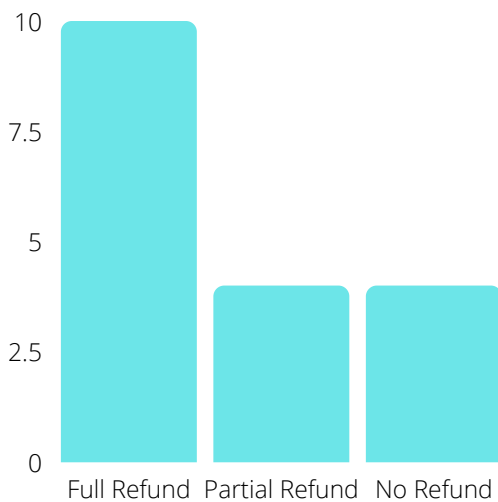
This financial year saw all furniture and white goods across the 14 properties being replaced or prepared to be replaced in accordance with the \$32 000 GCBF Grant. All the replaced white goods and furniture was donated to tenants leaving the service.



SUSTAINING TENANCIES

NWYAS prepares all tenants to live independently in their future housing. We adopt a supportive tenancy framework to allow our tenants every opportunity to learn about tenancy agreements. With support, staff assist young people with understanding how they can engage with their tenancies so they may succeed in future housing.

Bond Refunds



95% of tenants exited in a planned manner with open communication with staff

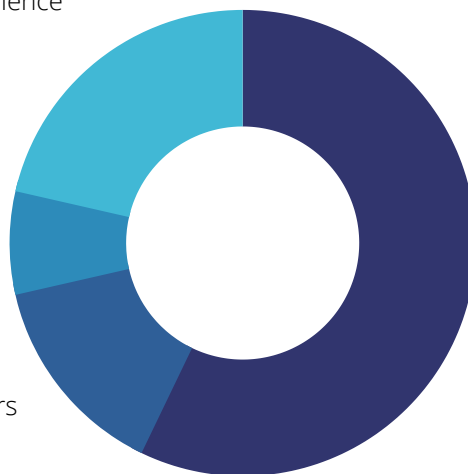
69% of tenants repayments towards debts where either completed or in progress to be completed

Notices to Remedy Breaches Issued

Threats of Violence/Violence
21.4%

Unapproved Pets
7.1%

Rent Arrears
14.3%



Noise/Disturbance
57.1%

FROM HOMELESSNESS TO HOUSING

During 2020-2021, COVID-19 effected every type of housing our young people rely on. This increased the difficulty of both our SHS accommodation clients and our Mobile support clients to secure safe and affordable accommodation. Despite this very challenging housing landscape, our team remain strongly committed to supporting the young people we work with to find housing outcomes. These are two inspiring stories of young people (names changed) and how their lives have changed.

Molly and Lachlan



"never knew when she would be forced onto the street without warning."

Molly (19) and Lachlan (19) linked with the Mobile Support Program after being homeless for a long period of time. Molly had a daughter Felicity who had just turned 3 years of age. Molly and her toddler daughter had been couch surfing for 18 months between Townsville, Bundaberg and all over greater Brisbane, including a caravan park in Ipswich. Lachlan was finding his own places to couch surf because services would take the family of three at the same time. Without a home, the family was kept apart. And because of the stress of moving from place to place each night, Felicity's health and Molly's mental health began to suffer. Out of sheer desperation and complete lack of housing options, Molly would couch surf with different family members even though she felt unwelcomed, unsafe in the overcrowded houses. Molly never knew if she would be kicked out and onto the street without warning. The Mobile support program assisted Molly and Lachlan to complete an application for Housing to the Department of Communities, Housing and Digital Economies and submit applications to all of the Community rent schemes.

The Mobile support worker provided transport for the young couple to attend property viewings and support to complete the rental applications. Within 7 weeks the young family were successful with gaining transitional accommodation through a housing service on the Sunshine Coast. Molly and Lachlan were thrilled they could have a fresh start away from Brisbane and start building their life near the beach on the Sunshine Coast.

The Mobile Support Worker supported the couple to meet with the workers associated with the housing service. Further support was provided to view the Sunshine Coast property, assist with lease sign up and finally, moving in. Because of the Stronger Together grant (a donation given to NWWYS by Mark Furner, Member for Ferny Grove which supports families to remain together) NWWYS was able to provide some essential items for their new 3 bedroom town house. Molly and Lachlan signed a 12 month lease. They secured housing that was affordable for them and finally had the stability of a place to call home.

Lilly



Lilly was 20 and 6 months pregnant when she moved from a 24 hour fully staffed residential to one of our 2 bedroom units in Northgate. Lilly had a long history of homelessness, unstable housing and had a lifelong lived experience of extreme family and domestic violence. Lilly also suffered from anxiety. Soon after moving in, Lilly put in a request to NWWYS for the father of her unborn child (Jayden) to move in with her also and 3 months later their beautiful son Archie was born and they settled in to the life of parenting a new born.

A few weeks after Archie was born, it became apparent there was violence occurring between the couple. Police had been called to the property on more than one occasion. Lilly's mental health deteriorated and she started to disengage from all services. When Archie was around 3 months old, Child safety became concerned for Archie's wellbeing due to both Jayden and Lilly's mental health issues and the frequency of police attendance due to the verbal and physical fighting occurring between them.



Slowly but surely, Lilly started to trust her NWWYS case worker and opened up about her past, her family trauma, her relationship with Jayden, her drug use and mental health issues. With support from NWWYS Lilly started attending regular counselling sessions to start working on her history of trauma and violent relationship. Lilly also started meeting with an Intensive Family Intervention Service and started drug and alcohol counselling. Lilly and her NWWYS case worker regularly for support and even enjoyed the support and opportunity to debrief about all the good and challenging things that were happening in her life.

FROM HOMELESSNESS TO HOUSING

Lilly and Jayden stayed the full 12 months in NWAYS property and then moved into a private rental with Lilly's aunty and cousin. Sadly, this lasted only 2 days as the aunty told them to leave because of conflict. Jayden and Lilly then decided to end their relationship. Lilly and Archie were couch surfing with family which were unfortunately unsustainable for both.

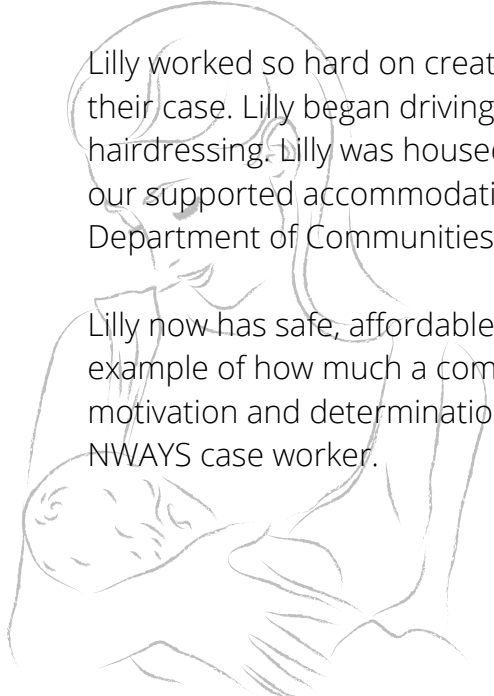


NWAYS had a vacancy coming up in our program and after a meeting with Lilly who was certain she wanted a fresh start with housing just for her and Archie, as a team we agreed to offer Lilly the vacancy so Archie and she had safe accommodation and could have a new beginning.

Lilly had times where she would stumble and fall, but with the support of her worker at NWAYS she was always able to get back up and keep moving forward. Lilly lost custody of Archie for 8 weeks but she completed an 11 day drug and alcohol detox, started seeing a psychiatrist and completed a parenting course. She also kept her engagement with her drug and alcohol counsellor. Her family was often chaotic with her however she started to see their patterns and started putting in some boundaries with them.

Lilly worked so hard on creating a good life for Archie, and herself, that Child Safety closed their case. Lilly began driving lessons and planning to complete her traineeship in hairdressing. Lilly was housed with NWAYS in her 2 tenancies for 23 months and moved from our supported accommodation to a 2 bedroom property for herself and Archie through the Department of Communities Housing and Digital Economies.

Lilly now has safe, affordable and long term housing for herself and Archie. Lilly is a true example of how much a complex young person's life can change with a stable housing, motivation and determination on their behalf and consistent advocacy and support from their NWAYS case worker.



PARTNERSHIPS



The
HILLS
& Districts
Chamber of Commerce Inc.

Hills and District Chamber of Commerce:

The Chamber has supported NWEAS with kind donations, low cost training and valuable networking across this financial year. We have met so many amazing business owners keen to partner with us and put back into the community.

Donations and GIVIT:

We continue to be humbled by the generosity of the community who respond to our shout-outs for assistance through GIVIT with so much grace and kindness. This year we have supported dozens of families to secure the essentials they need to create a home! On top of this you have amazing community members donating money for a cause.

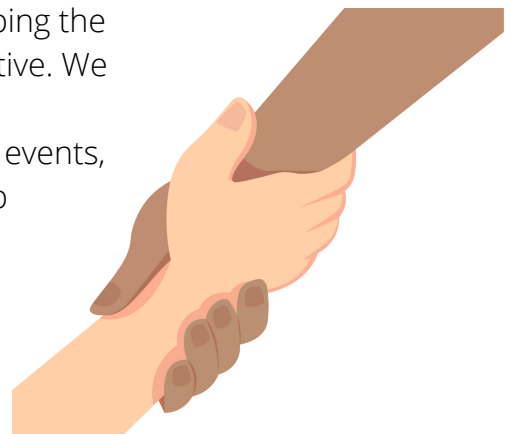


NWEAS also receives sanitary products from this amazing charity to distribute to young women who are homeless and couch surfing, or young women who have recently moved into our accommodation and are struggling financially. Another amazing project run by Share the Dignity is their hand-bag drive, equipping homeless young woman with sanitary and hygiene products as well as a good quality donated bag. We have spotted some of our young people using this bag months later.

Events and Sector Participation

NWEAS is out and about in our sector and our community keeping the conversation about youth homelessness positive and constructive. We proudly attended and supported events such as:

- Brisbane Alliance to End Homelessness (previous 500/500) events, including monthly participation in the Youth Working Group
- Accommodation Coordinators Network Meeting
- Brisbane North Case Coordination Meetings
- North West interagency

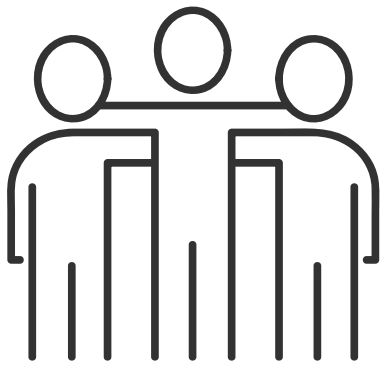


PARTNERSHIPS



Rotary Mitchelton:

Continues to support us through fundraising and promotion of the Youth Engagement Fund, which allows at risk young people to access resources relating to education, employment and recreation.



Local, State and Federal Members:

NWYAS continues to enjoy support from our in local, state and federal government members. A special thank you to our local state member Hon Mark Furner MP and all that he and his staff do for NWYAS, our community and young people. Thank you for his generous donation of \$2000 that was equally divided in to two between our "Never Okay" small grant used to practically support young people experiencing domestic violence and our "Stronger together Program" supporting young family's to stay together.

A big thank you also to the Nudgee State Member Hon Leanne Linard MP for coming out to our Northgate properties and meeting with staff and for her support through household donations given straight to our young people in our housing that is within her electorate.

NWYAS was supported this last year by The Bridgeman Downs Community Church who gave Christmas and Easter Hampers to each of the young people and young families in our supported housing. Christmas and Easter are often very difficult times for our service users and these Hampers helped them practically but also made them feel cared for.



A big thank you to Toyota who generously donated to NWEAS \$10,000, to go directly toward supporting young people. NWEAS put \$7000 of that donation was put towards client needs and \$3000 was put towards our Keys to Drive program which supports young people to access driving lessons and support them to go for their drivers test when they feel they are ready.

A big thank you once again to the Lord Mayor's Charitable Trust who once again gave NWEAS a grant to provide our young people with a Christmas party. Christmas is often a very difficult time of year for most of our young clients year we were able to treat the young people to a Christmas party at Toombul arcade and Lunch. The Trust allowed NWEAS to use what was left over of the grant for Easter and NWEAS was able to do up a hamper with some Easter eggs and a gift voucher each young person.



NWEAS was successful in our grant submission to the Jupiter's Community Benefit Fund and was given \$32,000 to refurbish all 14 properties with new furniture and white goods. As young people exited they were offered the white goods and furniture that was being replaced and most young people took this furniture to their accommodation after NWEAS which they were very happy about. It has been wonderful watching young people move in to units with brand new furniture and the pride they show for their unit

Massive thank you to Bunnings for coming out, lending us a hand and helping to rejuvenate some yard space at one of our property blocks. Bunnings provided the tools, equipment and beautiful plants necessary to make it happen.



Finally, we would like to thank all our contractors for their ongoing support in helping NWEAS continue to deliver much needed support to young people experiencing homelessness. Most notably we would like to acknowledge **Justin and Leisa Meharry and team** for their exceptional support in going above and beyond for our organisation. Thank you so much for being a champion for our service.

OUR SUPPORTERS

Mark Furner MP for *Ferny Grove*

SENATOR CHRIS KETTER
FOR QUEENSLAND

Dr Anthony Lynham
STATE MEMBER FOR STAFFORD



OUR SUPPORTERS



The
HILLS
& Districts
Chamber of Commerce



mother's day alliance

Thank you for your support

 **North West Youth**
Accommodation Service Inc.

COMMUNITY
DEVELOPED
COMMUNITY
LED
COMMUNITY
SUPPORTED.

NORTH WEST YOUTH ACCOMMODATION SERVICE INC
ASSETS AND LIABILITIES STATEMENT
AS AT 30 JUNE 2021

	Notes	2021 \$	2020 \$
<u>CURRENT ASSETS</u>			
Cash at Bank	2	623,271.75	457,640.78
Prepaid Expenses		2,988.80	19,030.70
Receivables		28.01	692.21
Bonds Held		7,828.32	7,788.32
Total Current Assets		<u>\$ 634,116.88</u>	<u>\$ 485,152.01</u>
<u>NON CURRENT ASSETS</u>			
	3	<u>\$ 28,784.65</u>	<u>\$ 45,500.08</u>
<u>TOTAL ASSETS</u>			
		<u>\$ 662,901.53</u>	<u>\$ 530,652.09</u>
<u>CURRENT LIABILITIES</u>			
Creditors & Accruals	4	48,478.55	41,110.66
Provisions	5	55,280.57	50,513.79
Grants in Advance		179,643.01	107,831.15
Total Current Liabilities		<u>\$ 283,402.13</u>	<u>\$ 199,455.60</u>
<u>NON CURRENT LIABILITIES</u>			
Planned Maintenance Fund		15,000.00	15,000.00
Provisions	5	19,167.18	31,226.50
Total Non Current Liabilities		<u>\$ 34,167.18</u>	<u>\$ 46,226.50</u>
<u>TOTAL LIABILITIES</u>			
		<u>317,569.31</u>	<u>245,682.10</u>
<u>NET ASSETS</u>			
		<u>\$ 345,332.22</u>	<u>\$ 284,969.99</u>
<u>ACCUMULATED FUNDS</u>			
Accumulated Surplus / (Deficit)		<u>\$ 345,332.22</u>	<u>\$ 284,969.99</u>

The accompanying notes form part of these Qualified Financial Statements

NORTH WEST YOUTH ACCOMMODATION SERVICE INC
INCOME AND EXPENDITURE STATEMENT
FOR THE YEAR ENDED 30 JUNE 2021

	Notes	2021 \$	2020 \$
<u>Income</u>			
Department of Communities (Community Services)		589,782.00	571,384.00
Department of Communities (Housing)		87,360.00	87,360.00
Other Grants		58,364.00	16,836.00
Prior Period		4,890.52	23,979.98
Rental Income		73,095.13	94,432.20
R & M - Tenant Reimbursement		3,487.31	5,994.30
Donations & Fundraising		28,835.73	13,450.23
Memberships		37.76	20.00
Interest		1,539.55	2,848.60
Workcover		74,493.92	-
Sundry Income	6	47,337.83	33,918.25
Total Income		\$ 969,223.75	\$ 850,223.56
<u>Expenditure</u>			
Advertising		260.00	130.00
Accountancy		15,888.18	900.00
Audit		6,630.00	5,750.00
Bank Charges		276.47	359.42
Cleaning		4,582.41	2,862.95
Committee Expenses		2,363.84	2,887.65
Computer Supplies & Repairs		9,064.13	6,404.16
Consultants		1,200.00	-
Donated Property to Tenants		11,000.00	-
Electricity Office		1,260.33	999.50
Insurance		11,090.09	11,345.95
Loss on Disposal of Asset		1,090.63	729.37
Memberships, Resources & Subscriptions		2,140.13	3,192.87
Motor Vehicle Expenses		9,652.66	9,421.98
Postage & Stationery		5,351.46	4,086.74
Rent - Office		25,923.21	26,763.15
Repairs Office		1,581.65	1,017.03
Small Equipment			1,004.50
Staff Amenities		1,047.82	1,179.23
Staff Training		9,826.67	12,708.52
Sundry		91.44	531.80
Telephone & Internet		8,030.60	6,413.38
Website		5,164.04	1,617.72
Rental Property Expenses	7	114,367.42	135,513.03
Client Expenses		10,053.98	8,461.01
Depreciation		15,624.80	17,382.26
Other Grant Expenditure		24,755.72	10,176.56
Provision for Leave		(4,699.90)	5,157.80
Unexpended Grant expenditure		78,755.12	50,619.39
Wages		484,255.49	432,490.53
Superannuation		45,371.40	40,267.73
Workers Compensation		6,861.73	5,442.52
Total Expenditure		\$ 908,861.52	\$ 805,816.75
Operating Surplus		\$ 60,362.23	\$ 44,406.81
Accumulated Funds at Beginning of the Financial Year		\$ 284,969.99	\$ 240,563.18
Accumulated Surplus at end of the Financial Year		\$ 345,332.22	\$ 284,969.99

The accompanying notes form part of these Qualified Financial Statements

NORTH WEST YOUTH ACCOMMODATION SERVICE INC
STATEMENT OF CASH FLOW
FOR THE YEAR ENDED 30 JUNE 2021

	Notes	2021 \$ Inflows (Outflows)	2020 \$ Inflows (Outflows)
Cash flows from operating activities			
Receipts from funders		1,113,711.26	946,964.58
Payments to suppliers and employees		(950,710.47)	(862,702.25)
Interest received		<u>1,539.55</u>	<u>2,848.60</u>
<i>Net cash generated from operating activities</i>		<u>\$ 164,540.34</u>	<u>\$ 87,110.93</u>
Cash flows from investing activities			
Payments for property, plant and equipment		<u>\$ 1,090.63</u>	<u>\$ (8,988.84)</u>
<i>Net cash used in investing activities</i>		<u>\$ 1,090.63</u>	<u>\$ (8,988.84)</u>
Net Increase (decrease) in cash held			
Net increase (decrease) in cash held		\$ 165,630.97	\$ 78,122.09
Cash at the beginning of financial year		<u>\$ 457,640.78</u>	<u>\$ 379,518.69</u>
Cash at the end of financial year		<u>\$ 623,271.75</u>	<u>\$ 457,640.78</u>

The accompanying notes form part of these Qualified Financial Statements

NORTH WEST YOUTH ACCOMMODATION SERVICE INC
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021

1. STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

This financial statements are special purpose financial statements prepared in order to satisfy the financial reporting requirement of the Associations Incorporated Act (Qld) (1981) and Australian Charities and Not-for-profit Commission (ACNC).

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

The financial report has been prepared on an accruals basis and is based on historical costs and does not take into account changing money values, or except where specifically stated, current valuations of non-current assets. The accounting policies have been consistently applied, unless otherwise stated.

The following Australian Accounting Standards have been applied:

AASB 1031 Materiality

No other applicable Accounting Standards, Urgent Issues Group Consensus Views or other authoritative pronouncements of the Australian Accounting Standards Board have been applied. The following material accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report.

(a) Income Tax

The Association is a Public Benevolent Institution and as such is exempt from Income Tax.

(b) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks and other short-term highly liquid investments.

(c) Comparative Figures

Where required, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

(d) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST) except where it is not recoverable from the Australian Taxation Office (ATO). Receivable and payables are stated exclusive of GST.

(e) Employee Entitlements

Liabilities for Wages & Salaries and Leave are recognised and are measured as the amount unpaid at the reporting date at current pay rates in respect of employees' services up to that date. Contributions are made by the association to an employee superannuation fund and are charged as expenses when incurred.

(f) Mortgages, Charges, Other Securities

The association has not taken out any mortgages, charges or other securities over any of the property of the association.

(g) Impairment of Assets

At the end of each reporting period, the committee reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, to the asset's carrying amount. Any excess of the asset's carrying amount over its recoverable amount is recognised in the income and expenditure statement.

NORTH WEST YOUTH ACCOMMODATION SERVICE INC
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021

	2021	2020
2. CASH AT BANK		
Bendigo Operating Account	411,975.51	262,877.83
Bendigo Provisions	171,507.50	170,225.49
Bendigo Gift Account	35,951.55	21,378.40
Bendigo Debit accounts and Paypal	3,598.64	2,759.06
Petty Cash Floats	238.55	400.00
	<u>\$ 623,271.75</u>	<u>\$ 457,640.78</u>

3. NON CURRENT ASSETS

Non Current Assets (NCA) are carried at cost less where applicable any accumulated depreciation. The depreciable value of all NCA is depreciated over the useful lives of the assets to the association commencing from the time the asset is held ready for use.

Office Furniture & Equipment	36,781.16	39,588.66
Less Accumulated Depreciation	<u>(31,445.94)</u>	<u>(28,751.44)</u>
	<u>5,335.22</u>	<u>10,837.22</u>
Property Furniture & Fittings	28,335.36	35,638.36
Less Accumulated Depreciation	<u>(24,322.69)</u>	<u>(28,236.26)</u>
	<u>4,012.67</u>	<u>7,402.10</u>
Motor Vehicle	52,169.76	52,169.76
Less Accumulated Depreciation	<u>(32,733.00)</u>	<u>(24,909.00)</u>
	<u>19,436.76</u>	<u>27,260.76</u>
	<u>\$ 28,784.65</u>	<u>\$ 45,500.08</u>

4. CREDITORS & ACCRUALS

CURRENT		
Creditors	21,129.13	14,659.97
Superannuation Payable	11,303.27	10,940.37
Australian Taxation Office	16,046.15	15,510.32
	<u>\$ 48,478.55</u>	<u>\$ 41,110.66</u>

5. PROVISIONS

CURRENT		
Provision for Leave	55,280.57	50,513.79
	<u>\$ 55,280.57</u>	<u>\$ 50,513.79</u>
NON CURRENT		
Provision for Leave	19,167.18	31,226.50
	<u>\$ 19,167.18</u>	<u>\$ 31,226.50</u>

The accompanying notes form part of these Qualified Financial Statements

NORTH WEST YOUTH ACCOMMODATION SERVICE INC
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2021

	2021	2020
6. SUNDRY INCOME		
Cash Flow Boost	45,284.00	33,568.00
Sundry Income	<u>2,053.83</u>	<u>350.25</u>
	<u>47,337.83</u>	<u>33,918.25</u>
7. RENTAL PROPERTY EXPENSES		
Bad Debts	1,137.11	1,192.82
Centrepay Charges	175.49	346.50
Electricity	257.29	457.51
Insurance	8,302.31	6,745.31
Rates	22,993.00	25,181.71
Rent	54,036.58	52,469.94
Rent Returned	3,906.49	2,334.08
Repairs & Maintenance	<u>23,559.15</u>	<u>46,785.16</u>
	<u>114,367.42</u>	<u>135,513.03</u>

The accompanying notes form part of these Qualified Financial Statements

**NORTH WEST YOUTH ACCOMMODATION SERVICE INC
STATEMENT BY MEMBERS OF
THE MANAGEMENT COMMITTEE**

The committee has determined that the association is not a reporting entity and that this special purpose financial report should be prepared with the accounting policies outlined in Note 1 to the financial statements.

In the opinion of the committee the financial report as set out on pages 1 to 6.

1. Presents fairly the financial position of the North West Youth Accommodation Service Inc as at 30th June 2021 and its performance for the year ended of that date.
2. At the date of this statement, there are reasonable grounds to believe that the North West Youth Accommodation Service Inc will be able to pay its debts as and when they fall due.

This statement is made in accordance with a resolution of the Committee and is signed for and on behalf of the Committee by:

Chairperson  _____

Treasurer  _____

24th November 2021

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF
NORTH WEST YOUTH ACCOMMODATION SERVICE INC

Report on the Financial Report

Opinion

I have audited the financial report of Northwest Youth Accommodation Service Inc. (the Association), which comprises the statement of assets & liabilities as at 30 June 2021, the statement of income & expenditure, statement of cash flow for the year then ended and notes to the financial statements, including a summary of significant accounting policies, and the statement by the Committee of Management.

In my opinion, the financial report of Northwest Youth Accommodation Service Inc. has been prepared in accordance with the Associations Incorporations Act 1981 and Division 60 of the Australian Charities and Not-for-profits Commission Act 2012 including:

- a. giving a true and fair view of the Association's financial position as at 30 June 2021 and of its financial performance for the year then ended; and
- b. complying with Accounting Standards as outlined in note 1, the Associations Incorporations Act 1981 and Division 60 of Australian Charities and Not-for-profits Commission Regulation 2013

Basis for opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. I am independent of the Association in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

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

Emphasis of matter – basis of accounting

We draw attention to Note 1 of the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the Association's financial reporting responsibilities to the Associations Incorporations Act 1981 and ACNC Act. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Responsibilities of management and those charged with governance for the financial report

The Committee of Management of the Association is responsible for the preparation and fair presentation of the financial report and have determined that the accounting policies used and described in Note 1 to the financial report are appropriate to meet the requirements of the Associations Incorporations Act 1981 and ACNC Act. This responsibility also includes such internal control as the Committee of Management determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Association's financial reporting process.

INDEPENDENT AUDITOR'S REPORT (Cont'd)
TO THE MEMBERS OF
NORTH WEST YOUTH ACCOMMODATION SERVICE INC

Auditor's responsibilities for the audit of the financial report

My responsibility is to express an opinion on the financial report 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 members. I conduct my audit in accordance with Australian Accounting Standards. These Standards require that I 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 judgment, 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 committee, as well as evaluating the overall presentation of the financial report.

Audit Report Qualification

Basis for qualified opinion

As is common for organisation's of this type, it is not practicable for the Association to maintain effective system of internal control over all fundraising and other income until their initial entry in the accounting records. Accordingly, as the evidence available to me about revenue from these sources was limited, our audit procedures for rents and other fundraising activity revenue had to be restricted to the amounts recorded in the financial records. I therefore am unable to express an opinion on whether cash rents, donations, other income and other cash fundraising activity revenue obtained by the Northwest Youth Accommodation Service Inc are complete.

Qualified Auditor's Opinion

In my opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion paragraph, the financial report of the Northwest Youth Accommodation Service Inc presents fairly, in all material respects in accordance with the accounting policies described in Note 1 to the financial statements, the financial position of the Northwest Youth Accommodation Service Inc as of 30th June 2021 and of its financial performance for the year then ended.

Electronic Presentation of Audited Financial Report

This auditor's report relates to the financial report of North West Youth Accommodation Service Inc for the year ended 30 June 2021 that may be included on the Association's website. The auditor's report refers only to that financial report and it does not provide an opinion on any other information which may have been hyperlinked to/from these statements. If users of this report are concerned with the inherent risks arising from electronic data communications, they are advised to refer to the hard copy of the audited financial report to confirm the information included in the audited financial report.



David Starr
Certified Practising Accountant

Bli Bli
24th November 2021