Fact Sheet

SACOSS
South Australian Council of Social Service

Housing Stress in Berri & Bamera LGA

Housing stress is usually defined as where households, and low income households in particular, face housing costs amounting to more than 30% of their income, while *extreme* housing stress is where housing costs are more than 50% of income.

Housing stress is a commonly used measure of hardship and is an important indicator or risk of homelessness.

Table 1: All Housing

Total No. of Dwellings	4425
No. in Housing Stress	570
% of Households in Housing Stress	12.9%

Table 2: Low Income Households (<80% of median income)

Total No. of Low Income Households in Housing Stress	460
No. of Households Paying Mortgage Housing Stress	151
No. of Rental Households in Housing Stress	309
Public Housing	54
Private Landlord	239

Table 3: Incomes and Indicative Rental Prices (September Qtr, 2013)

	Weekly Payment
Unemployed (single, no children)	$316.75
Aged Pensioner (single)	$444.70
Sole Parent (2 children)	$480.80
Youth – 18 y.o (single, away from home)	$203.75
Minimum Wage (full time, national)	$622.20

House Type	Average Rent
1 Bdrm Flat	$158
2 Bdrm Flat	$165
3 Bdrm House	$190
3 BR Share House	$63

SACOSS is recommending that the state government:

- Increase the stock of social housing to assist those who are disadvantaged in the private rental market;
- Establish a Housing Stress Emergency Payment Fund to provide temporary assistance to prevent homelessness;
- Establish a moratorium on collection of rent arrears for people in public housing on recommendation from financial counsellors where debt will never be paid; and
- Implement the agreed funding for consumer credit legal services.

Fact Sheet based on SACOSS, *Cost of Living Update*, No. 16, September Qtr 2013.