

Rental Affordability Snapshot 2016: Tasmania



Single working age adults

- On the weekend of 1-3 April 2016, Anglicare Tasmania's Social Action and Research Centre (SARC) collected information on all properties advertised as available for rent across the state. This included houses, flats and rooms in share houses. The information was gathered from online real estate sites (realestate.com and Gumtree) and from classifieds in the three main Tasmanian newspapers - the Mercury, The Examiner and The Advocate. We have been doing this every year in April since 2013.
- We worked out whether people who depend on government income support payments or the minimum wage could afford to find suitable accommodation for themselves and their families without putting themselves into 'rental stress.' We also looked at what properties were available for households spending more of their income on their rent - an amount that would put them into rental stress. Overall, we looked at 14 different household types, including singles, couples and those with children.
- Additionally, for each household type we looked at whether a property was 'appropriate' - i.e. had sufficient bedrooms, whether the type of property is appropriate for that household composition and whether there were conditions in the advertisement that would rule out households based on their personal profile, or due to an exchange of services.

What do we mean?

Affordable rental properties: spending up to 30% of income on rent.

Going into rental stress: spending between 30 and 45% of income on rent.

What did we find out?

What's happening to the number of private rental properties advertised across Tasmania?

There were 1588 properties advertised for rent in Tasmania over the weekend of 1-3 April 2016. That's 15% fewer rental properties compared to this time last year and 41% fewer rental properties compared to a weekend in April 2013. This decline is occurring consistently in the north and the south of the state. However, in Tasmania's north west the number of advertised properties rose this year.

Can low income single adults access affordable rentals?

Single people living on any government payment had very limited options for affordable and appropriate properties across Tasmania, with single people on Newstart likely to struggle the most. From the range of low income Tasmanian households included in RAS, single people on Newstart were amongst the most vulnerable to extreme rental stress - having to spend more than half their income on rent.

On Newstart

- Affordable properties: Only 1% of rental properties (8) were available, all but one in the north west. This rate has been consistent since 2013, but is now from a smaller pool of properties.
- Going into rental stress: another 10% of properties became available - 35 in the south, 47 in the north, 70 in the north west.

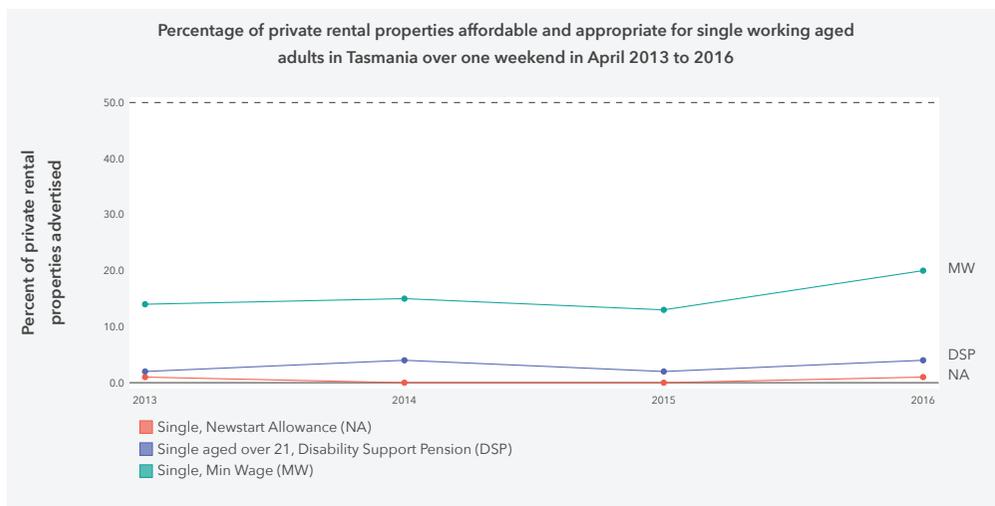
On Disability Support Pension

- Affordable properties: Only 69 of rental properties available (4%); very few in the south. This has consistently been between 2 and 4% since 2013 but is now from a smaller pool of properties.
- Going into rental stress: another 19% of properties became available - 60 in the south, 114 in the north, 133 in the north west.
- We were unable to assess for physical accessibility, or access to transport or health and community services. So the pool of 'appropriate' affordable housing may be less than stated here.

On minimum wage

- Affordable properties: 20% of rental properties (323) were available, an improvement of 7% on last year, before which there was a consistent rate back to 2013. However, it is now from a smaller pool of properties.
- Going into rental stress: an additional third of properties became available (509), fairly evenly distributed around the state.

People	Household Type	Payment Type	Up to 30% of household income spent on rent			30-45% of household income spent on rent		
			Percentage Affordable & Appropriate	Number Affordable & Appropriate	Where are affordable properties?	Percentage Affordable & Appropriate	Number Affordable & Appropriate	Where are properties that put households into rental stress?
 Single working aged adults	Single	Newstart Allowance	1%	8	0 south 1 north 7 north west	10%	152	47 south 35 north 70 north west
	Single aged over 21	Disability Support Pension	4%	69	3 south 14 north 52 north west	19%	307	60 south 114 north 133 north west
	Single	Minimum Wage	20%	323	93 south 92 north 139 north west	32%	509	148 south 166 north 195 north west



More information

For a more detailed analysis by state and region, please go to the Social Action and Research Centre: www.anglicare-tas.org.au/sarc

Email: SARC@anglicare-tas.org.au

Media contact: Meg Webb 0427 911 719

SARC blog:
medium.com/socialactionandresearchcentre

SARC Facebook:
www.facebook.com/SocialActionResearchCentre

©SARC, Anglicare Tasmania, 2016

Acknowledgements

Author: Lindsey Moffatt, SARC, Anglicare Tasmania

Assistance with data preparation and proofing: Selina Claxton, SARC, Anglicare Tasmania

Graphic design: Mathew Oakes, Anglicare Tasmania, and Marcus Bendall

Advice on low income households' experiences: Emily Churches and Belinda Jones, Anglicare Tasmania