

# Rental Affordability Snapshot 2016: Tasmania



## Single parents

- 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 parents access affordable rentals?

Single parent households were likely to struggle to find an affordable and appropriate rental property. From the range of low income Tasmanian households included in RAS, single parents on Newstart were amongst the most vulnerable to extreme rental stress - having to spend more than half their income on rent.

#### On Newstart (youngest child over 8)

- Affordable properties: 2% (37) of rental properties were available, all but one in the north west. This rate has been fairly consistent since 2013 and is from a decreasing pool of properties.
- Going into rental stress: 237 more properties (15%) became available; only 37 in the south.

#### On Parenting Payment with one child

- Affordable properties: 7% of properties were available; fairly consistent since 2013, but from a decreasing pool of properties. 90 in the north west, 23 in the north and 6 in the south.
- Going into rental stress: another 30% became available across the state.

#### On Parenting Payment with two children

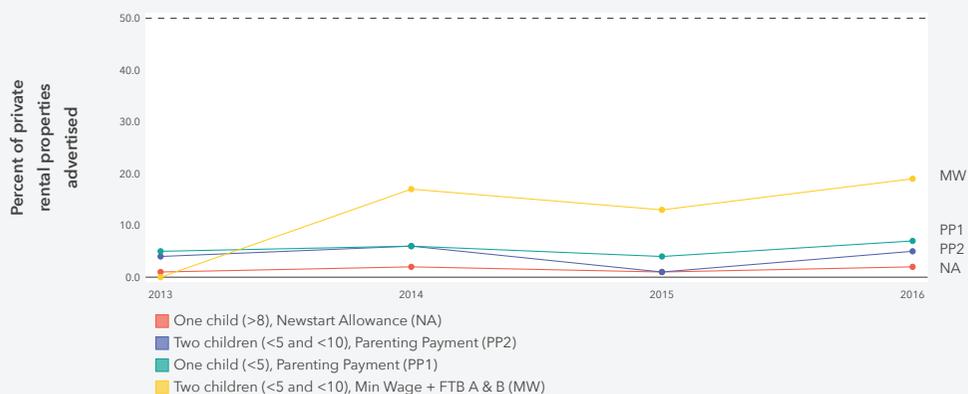
- Affordable properties: 5% of properties (79) available; fairly consistent since 2013, with a dip last year of 4% and now from a smaller pool of properties. 59 in the north west, 14 in the north and 6 in the south.
- Going into rental stress: another 22% became available across the state.

#### On minimum wage with two children

- Affordable properties: 19% properties (296) available, fairly consistent since 2013, with a dip of 5% last year and now from a smaller pool of properties. 39 in the south, 92 in the north, 165 in the north west.
- Going into rental stress: another 22% became available, many in the south and fewer in the north and north west.

| 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? |
| <br><b>Single parents</b> | Single, one child (aged over 8)                                    | Newstart Allowance       | 2%  | 37                              | 0 south<br>1 north<br>36 north west    | 15%                                      | 237                             | 37 south<br>82 north<br>118 north west                       |
|  | Single, two children (one aged less than 5, one aged less than 10) | Parenting Payment Single | 5%  | 79                              | 6 south<br>14 north<br>59 north west   | 22%                                      | 350                             | 68 south<br>137 north<br>145 north west                      |
|  | Single, one child (aged less than 5)                               | Parenting Payment Single | 7%  | 119                             | 6 south<br>23 north<br>90 north west   | 30%                                      | 470                             | 103 south<br>169 north<br>198 north west                     |
|  | Single, two children (one aged less than 5, one aged less than 10) | Minimum Wage + FTB A & B | 19%   | 296                             | 39 south<br>92 north<br>165 north west | 22%                                      | 349                             | 142 south<br>123 north<br>84 north west                      |

Percentage of private rental properties affordable and appropriate for single parents in Tasmania over one weekend in April 2013 to 2016



## 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](http://www.anglicare-tas.org.au/sarc)

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