

JUST HOME
MARGARET RIVER INC.



ANNUAL REPORT 2024 - 2025

PREPARED BY
NED REILLY &
SHONA HUNTER





Wardandi custodian, Nina Webb, welcomes Just Home supporters to our 10-year anniversary celebration.

ACKNOWLEDGEMENT OF COUNTRY

Just Home Margaret River Inc. meet and work on the land of the Wardandi and Pibulmun peoples, and we acknowledge that sovereignty has never been ceded.

We pay our respects to Elders past, present and emerging.

We acknowledge that First Nations peoples are most affected by housing injustice, including dispossession and displacement from Country, and we commit to working in partnership with First Nations peoples to ensure their rights are upheld.

We stand with First Nations movements and activists who are claiming their rights and self-determination.

Just Home is inclusive of people in all their diversities, particularly people who experience marginalisation. We recognise that the struggle for housing justice is interconnected with all struggles for justice, equity and rights.



Ned Reilly, Just Home Chair

A WORD FROM THE CHAIR

It is a pleasure and privilege to present my first annual report for Just Home for the 2024-2025 financial year.

The persistent issues of low vacancy rates, high rents, insufficient social housing and limited social service availability have remained, making our town a difficult, or impossible, place for families and individuals living on low-incomes to get by - especially in a cost-of-living crisis. As such, Just Home's mission remains as critical as ever.

Pivoting away from being a frontline service provider to our primary role of advocacy has been a major adjustment, as has a changing of the guard - with our founding Chair, Naomi Godden leaving, and a new staff member and a (mostly) new committee learning the ropes and agreeing on a trajectory for the organisation.

We are grateful to Augusta Margaret River Shire for awarding us 3-year funding to carry on our work, as well as our many donors, dedicated volunteers, and supportive community members who attended our two major fundraising events at Nala Bardip Mia - Margaret River HEART: the UWA Classical Guitar Studio concert; and The Story of Just Home, our 10-year anniversary event.

A major piece of continuity with the previous committee's work has been the Social and Affordable Housing Taskforce, which met every six weeks to workshop and clear hurdles for getting more social and affordable housing built in Augusta Margaret River.

Aside from this, much of our focus has been on developing strategies to maintain our identity as a Lived Experience-led organisation with strong community ties, and to get high-quality data to help us fight for better housing and services here.

Building the capacity, relationships and knowledge required for good governance, sustainability and strategic direction has been hard work but we are looking forward to another year of service to our region's residents.

NED REILLY
CHAIR

ABOUT JUST HOME MARGARET RIVER INC.

Just Home Margaret River (Inc.) is a grassroots volunteer movement for housing justice in the Margaret River region. We became an Incorporated Association on 30 May 2017 and subsequently registered as a charity with the Australian Charities and Not-for-profits Commission (ACNC). We are endorsed as a Deductible Gift Recipient organisation.

Administration Coordinator, Shona Hunter, speaks at The Story of Just Home, 2025

Just Home is led by community members with current or previous experience of homelessness and/or housing insecurity, in solidarity and partnership with community members concerned about injustice in their region. We are committed to ensuring that our community has appropriate, accessible, low cost, secure and sustainable housing and shelter options for people on a low income, who may be vulnerable, disadvantaged and/or in crisis, or who may be experiencing homelessness.

We participate in community programs, advocacy and activism to address disadvantage and injustice, and inclusive community education and self-determination for people experiencing disadvantage regarding housing and housing related issues. People with Lived Experience of homelessness and housing insecurity are involved in leading and implementing Just Home's work.



OUR PEOPLE

THE JUST HOME MARGARET RIVER INC. COMMITTEE FOR 2024- 2025 INCLUDED:

- Chair: Ned Reilly
- Co-Chair: Naomi Godden (finished June 2025)
- Deputy Chair: Michala McMahon
- Secretary: Melissa Carmichael
- Treasurer: Rachel Pearce
- Committee members: Rebecca Roberts and Stuart Carrick

JUST HOME STAFF AND KEY VOLUNTEERS FOR 2024-2025 INCLUDED:

- Shona Hunter - Administration Coordinator
- Amanda Crawford - Volunteer Bookkeeper
- Enid Gelden - Bookkeeper (finished February 2025)
- Tara Pearman - Program Facilitator - HIRS & Community Development (finished Sept 2024)
- Galatee Underwood - Program Manager (finished Sept 2024)



Just Home Margaret River Committee 2025. Left to right: Rebecca Roberts (Committee Member), Melissa Carmichael (Secretary), Michala McMahon (Deputy Chair), Stuart Carrick (Committee Member), Rachael Pearce (Treasurer), and Ned Reilly (Chair)

OUR YEAR IN NUMBERS

104 MEMBERS

93 VOLUNTEERS

**6 MEDIA
ARTICLES**

\$6,531

Community donations raised
on GiveNow

1.1K FOLLOWERS

On social media (Facebook)

325 SUBSCRIBERS

On our mailing list with a 50% open rate



The Inji Collective perform at The Story of Just Home featuring Wardandi custodian, Bill Webb on vocals.

A SPECIAL THANK YOU TO JUST HOME SUPPORTERS IN 2023-2024

NINA WEBB AND BILL WEBB, WARDANDI CUSTODIANS.

PEOPLE WITH LIVED EXPERIENCE WHO ARE LEADING AND CONTRIBUTING TO JUST HOME'S ACTIVITIES.

OUR VOLUNTEERS, MEMBERS, FOLLOWERS AND SUPPORTERS.

THE STORY OF JUST HOME CONTRIBUTORS

Music

- The Inji Collective

Major Sponsors

- Nala Bardip Mia
- Margaret River HEART
- Granddog Design
- Jodi Berry Photography

Food Sponsors

- The Hidden Pantry
- Krissini
- Margaret River Fresh Produce
- The Garden Basket
- Woolworths

Auction & Hamper Prizes

- Vasse Virgin
- Melting Pot Glass Studio
- Retravision
- Margaret River Tourist Bureau
- Miki's Open Kitchen
- Henry McHonen Wine
- Capes Raptor centre
- Gliteratti
- Fraser Gallop Estate Wine
- Priceline Margaret River
- HempCo
- Sammy Nails and Beauty
- Moon Haven Cowaramup
- Makau Cowaramup
- Temper Temper
- Two Moody Cows Cowaramup
- Margaret River Essentials
- Margaret River Bookshop
- Yahava Koffeeworks
- Gourmet Food Merchant Cowaramup

A SPECIAL THANK YOU TO JUST HOME SUPPORTERS 2024-2025

COMMUNITY DONATIONS RAISED ON GIVENOW

- Wendy Castleden
- Hannes Nitzsche
- Bill Castleden
- Wendy Rose
- Alexandra Burt
- Vincent McCann
- Melia Brent-White
- Heather Kell
- Maree Jolliffe
- Sarah Heldsinger
- Melissa Charlick
- Andrew Blackensee
- Lumari McGuinness
- Margot Edwards
- Bridget Bolitho



DONATION TINS

Thankyou to all the businesses
~~the~~ **their** under this year - Yahava,
Margaret River Café, Woolworths,
Yardbird, Riversmith, Uncle Chops
Barber, Cowaramup Bakery, Two
Cracks & Temper Temper.

GRANTS, DONATIONS, AND IN-KIND SUPPORTERS IN 2024- 2025

- Shire of Augusta Margaret River
Community Support Services Grant
- Cabin Fever
- UWA Classical Guitar Studio
- Margaret River Community Centre
- Shelter WA
- Mindful Margaret River
- Margaret River Container Refund
- Transition Margaret River
- Grand Dog Designs
- Radio Margaret River
- Action Resilience Collective
Wooditchup
- Augusta Margaret Community Bank
(Bendigo Bank)

SPECIAL MENTIONS

- Amanda Crawford - our wonderful volunteer
bookkeeper
- Mara and Julia from the Montessori Primary School
for their cupcake fundraiser in May
- Arup
- Kate Jenkins for her documentary about the local
housing crisis
- The Housing Justice Collective volunteers,
especially the regulars; Pam Townshend, Nadine
Cauvin and Gabe Diessner



*Mara and Julia from the Montessori School
raising money for housing justice.*

OUR WORK

Homelessness and housing insecurity persists in Augusta-Margaret River (AMR), with no signs yet that these issues are easing. Like the rest of WA, Australia and the world, the housing crisis in our community has been developing and worsening for a long time. There is still not enough meaningful investment and intervention from all levels of government to ensure that everyone has a home in our community.

Sadly, with the closure of our Housing Information and Referral Service, we have no longer been able to gather statistics on the breadth of the housing and homelessness crisis in AMR. We have spent a significant part of 2025 planning to address this lack through a major project in February 2026: Connections Week, which will bring local agencies, government, businesses and individuals to use a nationally recognised survey tool to get a data snapshot of the state of homelessness in AMR. Our intention is to use the momentum from this process to advocate for a more urgent response to fixing service and housing gaps in our community.



WHAT IS CONNECTIONS WEEK?

- A grassroots week of action to end homelessness.
- Volunteers & service providers connect with people sleeping rough or experiencing homelessness.
- Structured surveys build an understanding of a person's needs and provide insights into community gaps.
- Foundation for advocacy in our community.

WHY DOES IT MATTER?

You can't fix what you can't see!

Shared Understanding

- Without a shared understanding, we're all advocating for different things, rather than taking a holistic snapshot.
- It helps identify gaps in support services and housing, and highlights what's needed at a community level to reduce and end homelessness.



Challenge

- Without real-time, person-specific data, it's hard to 'tell the right story', about our community needs.
- Data will help the Shire and local services collectively advocate for what's needed to support people experiencing homelessness in our community.

Makes the invisible visible

WHAT ARE THE BENEFITS?



Alignment

Breaks silos: Everyone working together in the best interests of people experiencing homelessness and community - aligns services and government.



Drives Action

Connections Week drives action by turning real stories and data into clear priorities, providing a foundation for how we can collectively support the needs of our community.



Advocacy

A **shared report** will strengthen our advocacy efforts with the state government, helping our region attract the services we need by showing a real picture, together.

Just Home Deputy Chair and Director of Practice & Improvement, WA Alliance to End Homelessness, Michala McMahon introducing the Connections Week project to Just Home's supporters.

OUR WORK

STAKEHOLDER RELATIONSHIPS AND COLLECTIVE ADVOCACY

A key part of our work is meeting with other agencies, government staff and politicians, community groups and other stakeholders to push forward our agenda for progressive reform to housing and social services here, raise awareness about the crisis, gain insight and valuable information, and plan collective advocacy projects.

INCLUDED IN THE LIST OF ORGANISATIONS AND INDIVIDUALS WE MET WITH IN 2024-2025 WERE:

- WA Alliance to End Homelessness
- Accordwest
- Shelter WA
- Arts Margaret River
- Margaret River Community Centre
- Members of Parliament Notably Greens MLC Tim Clifford
- Department of Communities
- Shire of Augusta-Margaret River, Shire President & Councillors
- Margaret River Chamber of Commerce and Industry
- Mindful Margaret River
- Harbour
- Lamp Inc
- Heritage Skills Australia
- Community Housing Ltd
- My Home
- Headspace
- Cooperation Housing
- Arup
- AMR Shire Community Group network
- Lions Margaret River
- Rotary Margaret River
- Transition Margaret River
- Local church groups (The Uniting Church, Baptist Church)

OUR WORK

SOCIAL AND AFFORDABLE HOUSING TASKFORCE

In 2024-2025, Just Home convened the Social and Affordable Housing Taskforce every six weeks. Regular attendees at the Taskforce included representative from: AMR Shire Council and planning staff; Department of Communities; Arup; WA Alliance to End Homelessness; MyHome; Co-operation Housing; Accordwest; and Community Housing Ltd.

The Taskforce had some significant wins, with news of the completion of four new public housing units near Margaret River town centre, and the beginning of construction of fifteen out of twenty-five planned social housing dwellings in the Kyloring Housing Co-operative in Witchcliffe.

Sadly, the planned social housing project on Clarke Road did not pass planning approval due to environmental concerns; the planned housing was too close to pollution exposure from the local vineyard and concrete plant.

We remain hopeful that the Taskforce's advocacy will see the old Water Corp site on Wilmott Avenue be reallocated as a social housing project, we are awaiting the news that the site has successfully transferred into the hands of the Department of Communities. .

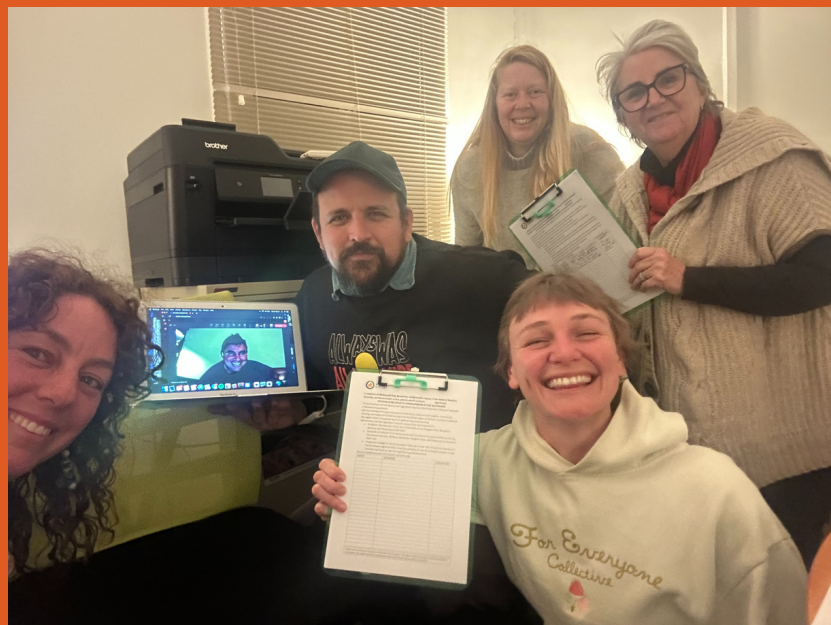
HOUSING JUSTICE COLLECTIVE

An exciting development this year has been the reestablishment of the Just Home Action Collective as the Housing Justice Collective.

Long-time Just Home volunteers have joined forces with activists from Action and Resilience Collective (ARC) Wooditchup to bring the autonomous group together every other week to initiate projects for local volunteers and activists to support Just Home's work.

Watch this space!

Housing Justice Collective volunteers meeting at the Just Home office to plan a petition drive.



EVENTS

UWA GUITAR STUDIO FUNDRAISING CONCERT



On Wednesday 17th July, 2024, UWA Guitar Studio partnered with Just Home for a fundraising concert at Nala Bardip Mia - Margaret River HEART.

Local audiences were treated to some of WA's finest musicians performing a varied program of solo and chamber works on the classical guitar while helping to raise funds for housing justice in AMR.

From the Brazilian flair of Bellinati to the sublime splendour of Bach, there was something for everyone in this exciting concert!

UWA Guitar Studio musicians treating the Margaret River HEART audience.

EVENTS

THE STORY OF JUST HOME

On the 12th June, 2025, Just Home celebrated ten years of working for housing justice in Augusta Margaret River with our many long-time and new supporters at Nala Bardip Mia- Margaret River HEART.

The turnout was almost double what we expected, and we raised over \$3,000 (which was double our intention!)

The food prepared by volunteers with donations from generous local businesses was a highlight, and the Inji Collective band was a massive hit, with many people wishing they had more songs in their set.

Outgoing Chair, Dr. Naomi Godden, shared the story of Just Home in a powerful and emotive speech, reminding us of the huge amount of work achieved so far.

Dr. Naomi Godden
*addressing the crowd at
The Story of Just Home.*



MEDIA

CABIN FEVER - “EVERYBODY DESERVES SHELTER THIS WINTER”

Shining a spotlight and Just Home’s work, Cabin Fever teamed up with Shelter Brewing to produce a wonderful short film with interviews with Just Home volunteers.

Watch it at the [Cabin Fever website!](#)



Everybody deserves Shelter this winter

Supporting local lies at the heart of Cabin Fever. We shine a spotlight on the South West and WA’s finest produce, chefs, and venues and we aim to provide an antidote to those winter blues. Our mates at Shelter...

🌟 Cabin Fever /

KATE JENKINS - “JUST NEEDING A HOME...”

In a wonderful act of spontaneous compassion, South West local with lived experience of homelessness, Kate Jenkins made a 30-minute documentary, “Just needing a home...” about the housing crisis in Augusta Margaret River including footage from The Story of Just Home.

Watch in on her YouTube channel, [Together Rising](#).



MEDIA

PRINT ARTICLES

- October, 2024 - "Just Home calls for new team members" - MR Mail
- May, 2025 - "forum a chance for groups to share concerns with Department" - AMR Times
- May, 2025 - "Home support group notches 10 years" - AMR Times
- May, 2025 - "State defends housing effort" - AMR Times
- June, 2025 - "Next step in plan for region's future" - MR Mail
- June, 2025 - "Just Home to mark ten years of work" - MR Mail

2 AUGUSTA MARGARET RIVER MAIL Wednesday June 11, 2025

NEWS

Next step in plan for region's future

SHIRE NEWS

THE Shire of Augusta Margaret River will launch the next stage of community consultation for its Strategic Community Plan, *Together Towards 2035*, and is calling on community members to help set a clear roadmap to guide future priorities.

The first phase of consultation invited feedback on three key themes: Natural Environment, Built Environment, and Our Growing Community.

Locals responded through surveys, workshops, and written submissions, offering rich and thoughtful input that has directly influenced the next iteration of the plan.

"We're incredibly grateful for the excellent feedback the community has provided so far," Shire President Julia Meldrum said.

"People care deeply about our region, and their input has helped us refine and strengthen the outcomes that will shape our shared future."

Feedback included the need for greater clarity around the Shire's role, refinement of terminology, and more detail about what the themes might look like in action.

The Shire has worked with staff, Elected Members and a community focused Reference Group to refine the goals of the Plan and to develop a set of principles to anchor the Plan in shared purpose and direction.

"This is more than a plan - it's a reflection of what our community wants for the future," Ms Meldrum said.

"We all love living in this uniquely beautiful, deeply connected and boldly creative region.

"This is our community, our future, and our plan. Let's shape it together."

Community members are invited to review the revised content and share their feedback before the Strategic Community Plan is finalised.

Visit www.together-towards2035.com.au for more info and to share your thoughts before 29 June.

Just Home to mark ten years of work

A CELEBRATION of Just Home Margaret River will look back on a decade of hard work and advocacy for locals seeking secure homes in the region.

"Since 2015 Just Home has filled a critical gap for local residents experiencing homelessness and housing insecurity," Just Home Chairperson, Ned Reilly said.

"With the housing crisis only increasing in severity over this time, we have seen firsthand the crushing social consequences for residents of the region, and economic consequences for local businesses who cannot find staff due to them having nowhere to live."

Mr Reilly said the community had been vocal in its support for Just Home's work.

"For ten years the Margaret River community has been inspirational in its backing of Just Home's work time and time again with countless employees, volunteers, local businesses and community members playing vital roles in helping the organisation achieve real change for people when they need it most," he said.

"This celebration is about recognising these innumerable contributions and celebrating our collective impact.

"In particular, we gather to recognise the phenomenal contribution of outgoing Chair, Dr Naomi Godden, whose dedication, effort and passion has been key to Just Home's endurance.

"We invite everyone who has been part of the Just Home story to join us at the HEART from 6pm on Thursday June 12 for a celebration of the past 10 years, and to support our critical work in the future by helping us fundraise and getting involved with Bendigo Bank's exciting \$10,000 AMR community prize."

The event is Just Home's main annual fundraiser and the suggested ticket cost is \$30.

"However, if you can't afford this, please don't let that be a barrier to attending - pay instead what you can comfortably afford or please register to come for free."

To RSVP and purchase tickets, visit artsmargaretriv-er.com



MOVING FORWARD

After a year of renewal and refocus, it is clear that in order to achieve Housing Justice, data is key, so our current focus is Connections Week. More than data, Connections Week is a whole community collaborative project, which will result in a working group coming together to address the key drivers of homelessness coming out of the project report.

We are set to review our two year Community Plan and create a new strategy for 2027-2029.

We are also excited to announce that through the generous sponsorship of local business, Resident Coffee, we will be rebranding and rebuilding our website, significantly upgrading this key tool in helping us achieve our aims.

We remain dedicated to community development work (including continuing to convene the Social and Affordable Housing Taskforce), advocacy, and movement building. We will continue building a community of volunteers to sustain Just Home's impactful work and influence decision-making and service delivery in our region.

COMMUNITY PLAN 2024-2026 GOALS

GOAL 1: BE A VOICE FOR HOUSING JUSTICE IN AUGUSTA MARGARET RIVER AND THE SOUTH WEST MORE BROADLY

GOAL 2: INCREASE ACCESS TO AND QUALITY OF HOMELESSNESS AND HOUSING SERVICES IN AUGUSTA MARGARET RIVER.

GOAL 3: SUPPORT THE DEVELOPMENT OF SOCIAL AND AFFORDABLE HOUSING IN AUGUSTA MARGARET RIVER.

GOAL 4: STRENGTHEN ORGANISATIONAL GOVERNANCE AND SUSTAINABILITY

