Boarding House Roundtable Minutes 26 October 2016	
Present	Ruby Steele – Legal Aid Leo Patterson – Tenants Union Lynne George - IWC Kerri Scott – New Horizons Julia Murray - Marrickville Legal Centre Darryn – Haymarket Foundation Rebecca Baiada - Central and Eastern Sydney PHN Fiona Leon – Enhanced Community Living Manager Digby Hughes – Homelessness NSW Deborah Georgiou – Women's Housing Company Gary Groves - FACS Joyce Campbell – FACS Elaine Macnish – FACS Grace – SWHA Chair Rita Martin – NSWNMA, Sydney Alliance Tami Suzuki – SSWAHS Paul Clenaghan - SSWAHS Megan Still - SLHD Mischa Gwaspari – NNC (BHOS) Adelaide Nielsen – NNC (Student) Liz Yeo – NNC Paul Adabie – NNC (BHOS)
Apologies	Matthew Nutt (All Saints Church) Jon Atkins (IWC) Deb Tipper (NNC)
Welcome and introductions	Liz Yeo opened meeting, gave acknowledgment of country and outlined purpose of meeting and draft Terms of Reference (TOR)
Terms of Reference (TOR)	Following general discussion of the TOR, the following items were agreed to be added to the *context:* • Increasing gentrification and the need to retain affordable housing stock. • Acknowledgment of un-registered boarding houses. • Inclusion of women in the boarding house context.

	To be added to *objectives* of Roundtable: • Advocating for alternative Boarding House models which address the changing needs and profile of residents, particularly the growing numbers of women. To be added to *membership* of Roundtable: • CALD and Aboriginal group representation. • FACS Boarding House Team • People With Disabilities • Fair Trading In addition, clarification of the most appropriate FaCS representation
NNC perspective	Paul Adabie gave a brief presentation on the general Boarding House landscape, including: • NNC range of activities in this space - Boarding House Outreach Service (BHOS) – Case management - Boarders and Lodgers (B&L) - Evaluation project reviewing impact of the 2012 Act with a university partner – interim report due mid-November • Issues around definitions and terminology when discussing boarding houses • A focus on challenging the negative narrative associated with Boarding houses. NNC keen to develop "Champion" role or "excellence awards" to recognise good operators
Round Table Participants interests	Julia M – Tenancy Advisory Service - Marrickville Legal Centre • Boarding house Act provides limited very legal protection • Civil & Administrative Tribunal – works in an informal sense no real connection with tenants. BH Act has been useful as a negotiation tool
	Grace – Haymarket • Concerned with vulnerability of clients and weak referral pathways options resulting in clients having to rely on boarding houses with unsafe environments • Gaps for woman – new generation shift of women in Boarding Houses.
	Deborah – SWHA • New generation of Boarding Houses – appropriateness of studio apartments. • Need for support for women who are homeless and in unsafe environments.
	Digby – Homelessness NSW • Act has not achieved what it set out to do • People cycling through the criminal system back into boarding houses. • Foresee major problems with NDIS influx of people with disability
	Paul – Sydney LHD

	• Difficulties with people leaving hospital becoming homeless – around 25% going to unstable housing. • Case managing a small amount of the vulnerable population. • Interconnected issues.
	Gary - FACS • Interested in protocols for boarding house closures • Interested in how philanthropy and business might contribute to new ideas and solutions.
	Lynn – Inner West Council • Local Council seeking to actively intervene in the market to increase supply of affordable housing. • New Generation Boarding houses are not affordable • Challenge of resourcing to regulate
	Leo – Tenants Union • Importance of Fair Trading being involved
	Ruby – Legal Aid • Housing team are interested in the 5 year review of the Act.
	Fiona – New Horizons • New Support program has no housing criteria and similar to HASI structure will work with BH residents
	Darryn – Haymarket • Concerned with people leaving recovery and rehab and living in BH's with high use of D&A.
	Joyce – FACS • Focused on funding and planning process
	Elaine – FACS Sydney • Contract management with speciality homelessness services. • Involved in the outreach HART group (in the city) and more recently Ashfield.
	PIR – Kerri • Better Pathways – to consult with BH accommodation providers aim to increase capacity • First Inner West street count has occurred
	PHN – Rebecca • Planning team: emerging needs. • Incorporating data into programs.
Presentations:	<u>Leo Patterson: Tenants Union:</u> - Review period of 2012 Act commences October 2017 for 12 months - Current interdepartmental committee convened within Government - Possible extension of "Occupancy agreement" to student and supported housing schemes. <u>Paul Clenaghan (SHD)/ Kerri Scott (PIR)</u> Sydney Health District has concern and interest with BH sector and recently held forum to focus on issues. One aspect -

	Better Pathways to Housing for People with severe and enduring mental health. - Outlined limited housing options for people leaving hospital - Small number of dedicated Mental health beds in district - Mapping of options (Supported housing , Public housing, boarding houses & rough sleeping) and gaps - Increasing NGO role in district for People living with poor mental health - Proposal to reconfigure some supported units for ongoing occupation & 24 hour cover - Focus on boarding house space and increasing capacity in sector
Summary roundtable Discussion	People generally saw value in meeting 3 times a year but with the following considerations: • There was a broad range of people in different positions focusing on different things around the table – we still need to consider the appropriate mix across people in positions of leadership/influence/policy makers, and those who have on the ground experience working with BH residents • We need to consider the structure of the Roundtable and potential mix of sub groups or committees that might focus on particular areas, and report back to the larger group • Specific request to consider appropriate FaCS representation • The roundtable explicitly agreed to focus on general boarding houses, not assisted boarding houses, with a further definition "general Boarding Houses where there are 2 or more people with vulnerabilities" • There was an emphasis on the importance of hearing the residents voice

Proposed Next Steps

Action	**Responsibility**	**Due**	**Status**
NNC to update and distribute TOR with inclusions proposed	Paul Adabie	Nov 2016	
NNC to seek feedback on proposed structure and working groups for BH Roundtable	Paul Adabie	Dec 2016	
NNC to update BH Roundtable invitation list and set date for first meeting in 2017	Paul Adabie	Dec 2016	
NNC to convene follow up meeting to confirm: Updated TOR and Roundtable membership, meeting structure and frequency Working group membership & leadership Initial planning and goal setting for working groups	Paul Adabie	Feb 2017	