

Minutes of Boarding House Roundtable meeting 20th February 2018																																																	
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5	<p><u>Reports from Agreed priority areas:</u></p>
5.1	<p>Janice Deheny (FACS) BH Act Review</p> <ul style="list-style-type: none"> - Report has to be tabled in Parliament by October: - A discussion paper has been drafted by FACS and needs to be agreed by 2 departments (CACS & FT). Agreement is required from both Ministers and the Premier before it is released. <p>Issues identified:</p> <ul style="list-style-type: none"> - Registration - Inspection regimen - Occupancy Agreements - Assisted BHs and Definition of additional needs. Can someone be supported to live in general BH. - Two tier system or a multi-tier system - Impact of reforms on the ABH sector (esp single room occupancy and 30 bed limit) - The purpose of the screening tool for assisted BHs. - The discussion paper will have an Easy English version for drafted for ABH residents. Suggestion was made that the Easy Read version seek input from the Intellectual disability council. - How will residents and other stakeholders be consulted. <p><i><u>Action 2: FACS and Fair Trading to notify Roundtable of release of Discussion Paper and other relevant information to this forum</u></i></p>
5.2	<p><u>Overview of Boarding House Good Practice Awards – Deb Tipper BHOS, NNC</u></p> <ul style="list-style-type: none"> - Deb briefly outlined the BH Good Practice Awards results, and that they were successful on a number of levels, particularly the presentation dinner. Deb drew attention to the recently completed Project Report of the awards process which documents the process and a series of recommendations. It can be accessed through this link: http://www.newtowncentre.org/uploads/5/1/5/0/51502997/bhwards_project_report_hr_f inal .pdf - Areas where improvements can be made: publicity/ promotion of awards, connection with residents. - Decision made to hold next one in 2019. Deb will convene a meeting later in 2018 of anyone interested in order to discuss any changes/ options or ideas for 2019. <p><i><u>Action 2: Deb to invite BH Roundtable members and other stakeholders to meeting later in year.</u></i></p>
5.3	<p><u>Anglicare BH Model – Sheryl Plunkett, Manager, Anglicare</u></p> <p><u>Background</u> Anglicare Retirement Villages and Anglicare merged in 2016 has adopted a 10 year plan (worth \$80 million) to assist older people at risk of homelessness. First scheme opened late 2013.</p> <p>New schemes completed under BH model. Have experienced NIMBY responses to proposed developments, keen to challenge stigma associated with term boarding house. Act. Next pipe line development is in Windsor- old Fire Station; Keen to purchase up to 20 properties over ten years</p> <p><u>Model</u></p>

	<ul style="list-style-type: none"> - Supportive model which looks at the person applying as a whole. Application includes general details medical & rental history; face to face meeting; means tested - Looks at financial status; person’s circumstances; links to GP, have to get a health check - No bond charged; currently \$447 pf for room only. - Many present with little, so they receive new beds, frigs, linen, clothes in some circumstances - Anglicare has a mobile pantry - Identify family links, other supports in person’s life (important in case of death) - Seek to develop ‘communities within communities’. They have resident meetings where issues are identified and discussed; Common areas and gardens where possible. - Link with parishes. - Future expansion - western Sydney areas - Residential tenancies rather than occupancy agreements. - Some residents supported by external agencies. <p>Positive comments made about this model of care and support.</p>
<p>6</p> <p>6.1</p> <p>6.2</p>	<p>Presentation- <u>A Resident’s Perspective - Sylvia</u></p> <p>Sylvia has until recently been a resident of a BH in the Inner West. She has recently received a social housing place in Surry Hills.</p> <ul style="list-style-type: none"> - Silvia was living in a BH when the Act was introduced and took an interest in the changes. She believes the Act did make a difference especially through needing to register BH with Fair Trading, and the Occupancy agreements, but also through access to the tribunal. - Late last year, Silvia was given an eviction notice for no grounds. She had a hearing date for the tribunal but ended up getting her new accommodation place the day before, so cancelled the hearing. <p>Sylvia’s experience of being a woman in a BH</p> <ul style="list-style-type: none"> - Silvia is 57, had been a registered nurse when she was diagnosed with throat and mouth cancer. With the treatment she was unable to work, lost her place, developed depression and was homeless, living in her car. She moved into BH, and was the only woman amongst 23 male residents. She was a caretaker for some years, lived in fear of the violence and assaults that occurred. - Common experience was criminal and antisocial behaviours, Metal health and drug and alcohol issues, squalor, cramped rooms, lack of maintenance to building, dirt, noise, rodents and cockroaches- in short continuous drama. - Also ongoing fear of eviction. - Only agencies which ever visited were the BHOS team and the police, who came regularly to incidents. Silvia called the Crisis team when people attempted suicide but when they came it was often 48 hours lately, and were of little use. - Silvia said it was a nightmare, but she thought it was her lot to live there. She never felt that public housing was an option for her, but now it has happened it is like a miracle. <p>Sylvia was applauded and thanked for her thoughtful & Moving insight into her experience</p>
<p>7.</p> <p>7.1</p>	<p>Other Matters</p> <p><u>Responding to unlicensed Boarding Houses – Deb Tipper</u></p> <ul style="list-style-type: none"> - Deb indicated the difficulties of establishing figures regarding unregistered BH. No figures are kept on these. BHOS maintains a database of suspected unregistered BHs for the Inner West and some of City of Sydney. We don’t think anyone else keeps these stats.

- But limitations (e.g. max no. BH displayed) and difficulties with cross checking the Fair Trading list remain a challenge
- Total number of BH across the LGAs of Inner West, City of Sydney Canterbury- Bankstown, Strathfield and Canada BA, and Burwood were down from 1153 in 2016 to 729 in 2017, with registered BH remaining fairly stable - from 464 to 467.
- On our guesstimation, in the areas of Inner West, City of Sydney and Burwood the following figures apply:

2016 - Total no. on database	682; Total registered	431	63.20%
2017 - Total no. on database	660; Total registered	421	61.70%
- Unsure about the impact of new generation BHs on the figures, given some will be registered. How to respond depends a little on your role and who you work for. This is further complicated by the fact that some unregistered BH are in far better repair than registered BHs.

Discussion

- Michael Simmons, Team Leader Fire safety from Inner West Council – commented on issue such as the fair trading website info being inaccurate; going to court is challenging as there is no easy way to follow through with court findings; There are some owners who flaunt the law deliberately. Need to consider not over regulation because of potential impact on costs to residents.
- Peter Dormia (POA) commented that the same issue was around 5 years ago pre- legislation, and that unregistered BH need to be addressed.
- Michael also noted the various definition of BH in state and federal legislation and codes.

Health and Well Being - Mischa Gwaspari

7.2

Recent commissioned research/scoping exercise

Research looked at why large numbers of BHOS clients appear disengaged from mental health services

- on first look data taken from CIMS – SHS data collection tool used by all funded homeless services – Almost 60% of clients reported a mental health issue with only 30% of these currently receiving a service
- Research looked deeper into the stats and found this not to be a true reflection – a further 20% of clients had received service in the last year so almost 50% had recently been in contact with MHS
- Three sets of interviews carried out: 6 BHOS staff, 7 Health professionals and 12 BH residents

Recommendations

- Utilise a multidisciplinary approach which may include employing a mental health clinician to promote positive health behaviours, including self-management
- Help clients get to and attend medical appointments to support them in getting a MH care plan when requested
- Promote the BHOS to local MH services and other services to increase referrals and develop formal partnerships with regular in services
- Work with local in-patient facilities to better support transition from hospital to BH's.

What next

- Establish a close working relationship with hospital MH teams (particularly social workers)
- Regular Pre-discharge planning meetings including hospital social workers appropriate referrals identified
- Service wishing to operate similar to established pre release/transitional service with prisons –

7.3	<ul style="list-style-type: none"> • Common theme being individuals released from institution at a very vulnerable/high risk of relapse time plus additional stress if individual does not have a) somewhere stable to go b) someone to support them and c) in early stages of recovery <p>Next round table: Focus on review of BH Act</p> <ul style="list-style-type: none"> - Question raised as to whether we have long enough to discuss issues. Idea for meetings to be 9.30-12.30 or 1.00pm
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Action Table

	Item	Note
	Phn Mapping GP's and bulk billing services for BH residents	From previous meeting
<u>Action 1:</u>	Paul Clenaghan will speak to PHN for follow-up contact regarding who will be taking over resident's health needs project.	
<u>Action 2:</u>	FACS and Fair Trading to notify Roundtable of release of Discussion Paper and other relevant information to this forum	
<u>Action 3:</u>	<i>Deb to invite BH Roundtable members and other stakeholders to meeting later in year re Awards 2019</i>	
<u>Action 4:</u>	NNC to convene next meeting once Review time frame announced (focus on)	