

# NSW Assisted Boarding Houses

## Background

Assisted Boarding Houses are regulated under the *Boarding Houses Act 2012* and the *Boarding Houses Regulation 2013*, by the Department of Communities and Justice (DCJ).

An Assisted Boarding House licence authorises the licensee to use the premises specified in the licence as an assisted boarding house in accordance with the boarding houses legislation and the conditions of the licence. Before a licence is issued the licensee must undertake an extensive application process.

The authorisation of a licence under the *Boarding Houses Act 2012*, grants the licensee to privately operate an accommodation service that provides supported accommodation to a “person with additional needs”.

## How does the Act define a “person with additional needs”?

A “person with additional needs” is defined as a person:

- with a permanent disability, mental illness or aged related frailty, and,
- who requires support with their daily care and living tasks, such as showering, preparing meals, or managing their medication.

These conditions are permanent or likely to be permanent.

## General information

Assisted boarding houses, are staffed to provide the person with a specialised shared accommodation option which is tailored to support each person’s needs. Assisted boarding house premises are unique and individualised in their appearance and location, however they all provide meals, general cleaning, laundry, medication assistance (where required) and general personal assistance (where required).

## Supporting the person

Licensees, managers and staff of assisted boarding houses work to ensure the person is well connected to support services and engaged with the community. This includes, however is not limited to personal care, domestic assistance, transport, social and community access, as well as access to primary and secondary health and medical care.

## The *Boarding Houses Act 2012* and the *Boarding Houses Regulations 2013*

Provisions relating to ABHs under the BH Act and BH Regulation commenced on 1 July 2013. The BH Regulation sets out requirements for the authorisation of ABHs and standards for their operation. One of these is the requirement that all new intending entrants to ABHs be assessed using the Screening Tool (Regulation 14).

## The Screening Tool

The Screening Tool for entry to ABHs was introduced in 1999 to prevent inappropriate placement of residents with high and complex needs in ABHs which do not have the capacity to provide for those needs.

Each screening is conducted by an Assessor from Life Without Barriers and is valid for a period of up to six months. This means that if a resident is assessed as eligible to reside in the ABH, the resident can enter the ABH six months from the date of screening. A person can move between ABHs without having to be re-screened.

A further screening will be required if the resident is absent from an ABH for six months or more, and they want to return to the ABH or move to another ABH. Other circumstances where a further screening is required are discussed later in this document.

## How The Tool works

The Screening Tool asks a series of straightforward questions about whether a person with a disability could manage in an ABH or not. Depending on the answers to the questions in the Tool, two conclusions are possible:

- Yes, the resident is sufficiently independent, that referral to an ABH is appropriate or;
- No, the person's needs are such that it would be inappropriate for them to reside in an ABH and a referral or transfer to other more suitable accommodation is required.

All applicants will be informed of the outcome of their Screening Tool assessment via written communication.

## The role of Life Without Barriers

Life Without Barriers is funded by the DCJ to conduct assessments using the Screening Tool for a person's entry into an Assisted Boarding House.

Life Without Barriers staff are not expected to fill vacancies in ABHs or to take on the responsibility of finding accommodation for a person who has been screened and found not suitable for entry into an ABH. Their role is to screen people and then make appropriate recommendations.

Arrangements to have a Screening Tool assessment completed by Life Without Barriers, can be organised by phoning 1800 444 125 Monday to Friday 9:00am to 5:00pm. When phoning, callers will be given a few options, please select the appropriate number for the Assisted Boarding House Assessment option.

Alternatively, an email to arrange a Screening Tool assessment, can be sent to [disabilityintake@lwb.org.au](mailto:disabilityintake@lwb.org.au)

## National Disability Insurance Scheme (NDIS) eligibility

A resident living in an assisted boarding house will be eligible for the NDIS if they:

- are under 65 years of age when they make their application
- are an Australian Citizen or resident or permanent visa holder
- meet the disability requirements.

If a resident wants to become an NDIS participant and get supports through an NDIS plan, they will need to apply to the NDIS directly.

A resident living in an assisted boarding house will not be eligible for the NDIS if they are aged 65 years and over.

Support may be available through the Commonwealth My Aged Care system for residents aged 65 years and over who live in an assisted boarding house.

## NSW Licenced Assisted Boarding Houses

Sydney Region	
<p><b>Premises Name:</b> Fairview Lodge</p> <p><b>Contact:</b> Cathy Maxwell and John Costa</p> <p><b>Room Capacity:</b> 25</p> <p><b>Room Configuration:</b> Single and double occupancy</p>	<p><b>Address:</b> 89 Fairview Street, ARNCLIFFE NSW 2205</p> <p><b>Phone:</b> 02 9567 0271/0413 924 337</p> <p><b>Email:</b> fairviewlodge89@gmail.com</p> <p><b>Website:</b> www.fairviewlodge.com.au</p> <p><b>Local Government Area:</b> Bayside</p>
<p><b>Premises Name:</b> Frank's Boarding House</p> <p><b>Contact:</b> Elvire Said</p> <p><b>Room Capacity:</b> 24</p> <p><b>Room Configuration:</b> Single and double occupancy</p>	<p><b>Address:</b> 129 Brighton Ave, CAMPSIE NSW 2194</p> <p><b>Phone:</b> 0404 245 945</p> <p><b>Email:</b> franksboardinghouse@yahoo.com</p> <p><b>Website:</b> a2zlodge@yahoo.com</p> <p><b>Local Government Area:</b> Inner West Sydney</p>
<p><b>Premises Name:</b> Cavendish Lodge</p> <p><b>Contact:</b> Monique Burns</p> <p><b>Room Capacity:</b> 26</p> <p><b>Room Configuration:</b> Single &amp; double occupancy</p>	<p><b>Address:</b> 7 Dickinson Ave, CROYDON NSW 2132</p> <p><b>Phone:</b> 02 9744 2043/0415 233 884</p> <p><b>Email:</b> moniqueatcavendish@hotmail.com</p> <p><b>Website:</b> No website</p> <p><b>Local Government Area:</b> Inner West Sydney</p>

<p><b>Premises Name:</b> Smith's Hall</p> <p><b>Contact:</b> Mario Barbara</p> <p><b>Room Capacity:</b> 30</p> <p><b>Room Configuration:</b> Single and double occupancy</p>	<p><b>Address:</b> 56 Burt Street, ROZELLE NSW 2039</p> <p><b>Phone:</b> 9818 5646 (8am-4pm Mon-Fri) or 0407 100 967</p> <p><b>Email:</b> info@smithshall.com.au</p> <p><b>Website:</b> smithshall.com.au</p> <p><b>Local Government Area:</b> Inner West Sydney</p>
<p><b>Premises Name:</b> Denroma Home</p> <p><b>Contact:</b> Nader Tubaileh and Marina Varone</p> <p><b>Room Capacity:</b> 25</p> <p><b>Room Configuration:</b> Single occupancy</p>	<p><b>Address:</b> 34 &amp; 36 England Ave, MARRICKVILLE NSW 2204</p> <p><b>Phone:</b> 0404 057 821 or 0402 162 434</p> <p><b>Email:</b> denromahome@hotmail.com</p> <p><b>Website:</b> Nil</p> <p><b>Local Government Area:</b> Inner West Sydney</p>
<p><b>Premises Name:</b> Lester Lodge</p> <p><b>Contact:</b> Leon NG</p> <p><b>Room Capacity:</b> 5</p> <p><b>Room Configuration:</b> Single occupancy</p>	<p><b>Address:</b> 38 Good Street, WESTMEAD NSW 2145</p> <p><b>Phone:</b> 0427 240 850</p> <p><b>Email:</b> infolesterlodge@bigpond.com</p> <p><b>Website:</b> Nil</p> <p><b>Local Government Area:</b> Parramatta</p>
<b>Southern NSW</b>	
<p><b>Premises Name:</b> Rosnel Guest House</p> <p><b>Contact:</b> Sarah Phillis</p> <p><b>Room Capacity:</b> 30</p> <p><b>Room Configuration:</b> Single occupancy</p>	<p><b>Address:</b> 164 – 172 Erith Street, BUNDANOON NSW 2578</p> <p><b>Phone:</b> (02) 4883 6032</p> <p><b>Email:</b> admin@rosnelhostel.com.au</p> <p><b>Website:</b> No website</p> <p><b>Local Government Area:</b> Wingecarribee (A)</p>
<p><b>Premises Name:</b> Magpie Cottage</p> <p><b>Contact:</b> Sarah Phillis</p> <p><b>Room Capacity:</b> 5</p> <p><b>Room Configuration:</b> Single Occupancy</p>	<p><b>Address:</b> 3 Grice Drive, BUNDANOON NSW 2578</p> <p><b>Phone:</b> (02) 4883 6032</p> <p><b>Email:</b> admin@rosnelhostel.com.au</p> <p><b>Website:</b> No website</p> <p><b>Local Government Area:</b> Wingecarribee</p>

<p><b>Premises Name:</b> Jim da Silva Farm</p> <p><b>Contact:</b> Diana Smith</p> <p><b>Room Capacity:</b> 10</p> <p><b>Room Configuration:</b> Single occupancy</p>	<p><b>Address:</b> 38 Old Bamarang Road, MUNDAMIA NSW 2540</p> <p><b>Phone:</b> 02 4423 0640</p> <p><b>Email:</b> jim.dasilvafarm@vinnies.org.au</p> <p><b>Website:</b> <a href="https://disability.vinnies.org.au/services/disability-accommodation-services/">https://disability.vinnies.org.au/services/disability-accommodation-services/</a></p> <p><b>Local Government Area:</b> Shoalhaven</p>
<p><b>Premises Name:</b> HOME in Queanbeyan</p> <p><b>Contact:</b> Anne Pratt</p> <p><b>Room Capacity:</b> 20</p> <p><b>Room Configuration:</b> Single occupancy</p>	<p><b>Address:</b> 284 Crawford Street, QUEANBEYAN NSW 2620</p> <p><b>Phone:</b> 0412 460 308</p> <p><b>Email:</b> manager@homeinqueanbeyan.org</p> <p><b>Website:</b> www.homeinqueanbeyan.org</p> <p><b>Local Government Area:</b> Queanbeyan</p>
<p><b>Newcastle – Central Coast</b></p>	
<p><b>Premises Name:</b> Raintree Retreat</p> <p><b>Contact:</b> Matthew Innes</p> <p><b>Room Capacity:</b> 30</p> <p><b>Room Configuration:</b> Single occupancy</p>	<p><b>Address:</b> 425 Avoca Drive, GREEN POINT NSW 2251</p> <p><b>Phone:</b> 02 4369 6788</p> <p><b>Email:</b> raintreeretreat@bigpond.com</p> <p><b>Website:</b> Nil</p> <p><b>Local Government Area:</b> Gosford</p>
<p><b>Premises Name:</b> Waratah</p> <p><b>Contact:</b> Michaela Brown</p> <p><b>Room Capacity:</b> 15</p> <p><b>Room Configuration:</b> Single occupancy</p>	<p><b>Address:</b> 10 Tinonee Road, WARATAH NSW 2298</p> <p><b>Phone:</b> 0438 278 150</p> <p><b>Email:</b> michaela@homecaring.com.au</p> <p><b>Website:</b> homecaring.com.au</p> <p><b>Local Government Area:</b> Newcastle</p>
<p><b>Premises Name:</b> Sunderland</p> <p><b>Contact:</b> Dian Haig</p> <p><b>Room Capacity:</b> 8</p> <p><b>Room Configuration:</b> Single occupancy</p>	<p><b>Address:</b> 16 Sunderland Street, MAYFIELD, NSW 2304</p> <p><b>Phone:</b> 0414 795 191</p> <p><b>Email:</b> dian_haigh@hotmail.com</p> <p><b>Website:</b> www.tinonee-sunderland-boardinghouses.com</p> <p><b>Local Government Area:</b> Newcastle</p>

<b>Lithgow</b>	
<p><b>Premises Name:</b> SAIS Community Homes - Melrose</p> <p><b>Contact:</b> Karina McLoughlan</p> <p><b>Room Capacity:</b> 5</p> <p><b>Room Configuration:</b> Single occupancy</p>	<p><b>Address:</b> 1-3 Commens Street, WALLERAWANG NSW 2845</p> <p><b>Phone:</b> 0428 990 520</p> <p><b>Email:</b> manager@wangaccommodation.com.au</p> <p><b>Website:</b> Nil</p> <p><b>Local Government Area:</b> Lithgow</p>
<p><b>Premises Name:</b> SAIS Community Homes - Kookaburra</p> <p><b>Contact:</b> Karina McLoughlan</p> <p><b>Room Capacity:</b> 4</p> <p><b>Room Configuration:</b> Single occupancy</p>	<p><b>Address:</b> 61 Commens Street, WALLERAWANG NSW 2845</p> <p><b>Phone:</b> 0428 990 520</p> <p><b>Email:</b> manager@wangaccommodation.com.au</p> <p><b>Website:</b> Nil</p> <p><b>Local Government Area:</b> Lithgow</p>
<p><b>Premises Name:</b> SAIS Community Homes - The Units 61b &amp; 61c</p> <p><b>Contact:</b> Karina McLoughlan</p> <p><b>Room Capacity:</b> 4</p> <p><b>Room Configuration:</b> Single occupancy</p>	<p><b>Address:</b> 61 Commens Street, WALLERAWANG NSW 2845</p> <p><b>Phone:</b> 0428 990 520</p> <p><b>Email:</b> manager@wangaccommodation.com.au</p> <p><b>Website:</b> Nil</p> <p><b>Local Government Area:</b> Lithgow</p>
<p><b>Premises Name:</b> SAIS Community Homes</p> <p><b>Contact:</b> Karina McLoughlan</p> <p><b>Room Capacity:</b> 4</p> <p><b>Room Configuration:</b> Single and double occupancy</p>	<p><b>Address:</b> 3 Lane Street, WALLERAWANG NSW 2845</p> <p><b>Phone:</b> 0428 990 520</p> <p><b>Email:</b> manager@wangaccommodation.com.au</p> <p><b>Website:</b> Nil</p> <p><b>Local Government Area:</b> Lithgow</p>
<p><b>Premises Name:</b> SAIS Community Homes</p> <p><b>Contact:</b> Karina McLoughlan</p> <p><b>Room Capacity:</b> 3</p> <p><b>Room Configuration:</b> Single occupancy</p>	<p><b>Address:</b> 5 Lane Street, WALLERAWANG NSW 2845</p> <p><b>Phone:</b> 0428 990 520</p> <p><b>Email:</b> manager@wangaccommodation.com.au</p> <p><b>Website:</b> Nil</p> <p><b>Local Government Area:</b> Lithgow</p>