

# Housing Options Workshop

Understanding Specialist  
Disability Accommodation



## Acknowledgements

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# Introduction

## **People with disability are often not used to having choices about where and how they live.**

In the past, where and how to live was usually decided for people with disability – by the available options and by the government or service providers.

But now you can choose what you really want in a home! To make choices, you need information about what could be available for you.

## How to use this workbook

### **This workbook is made up of information and activities.**

This workbook has information about types of housing and the rental or home ownership options available in Australia.

**Some information is followed by a 'workshop activity'.** These activities help you think about what you need and want in your home. There is space so you can write (or type) about the housing you want. **Writing down everything you want will help get the right NDIS funding to support you.**

At the end of the workbook, you will write a "NDIS housing goal". This is what you need to explain your housing needs and wants to the NDIS.

### **You can type into this workbook or you can print it and write in it.**

You may need to ask someone to support you to type or write answers down.



# The Housing Hub

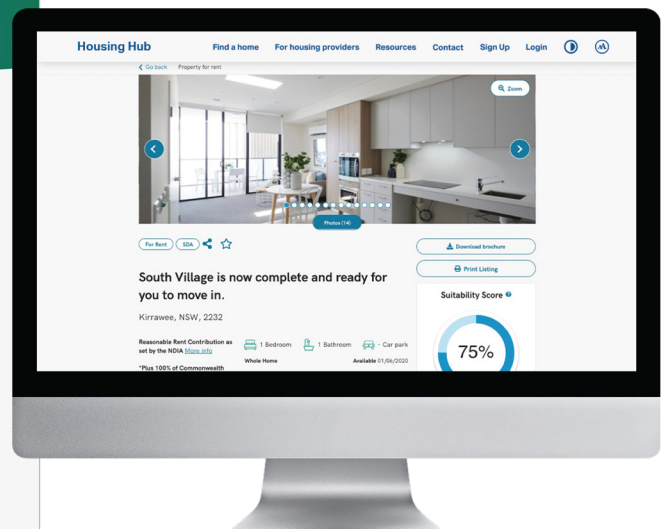
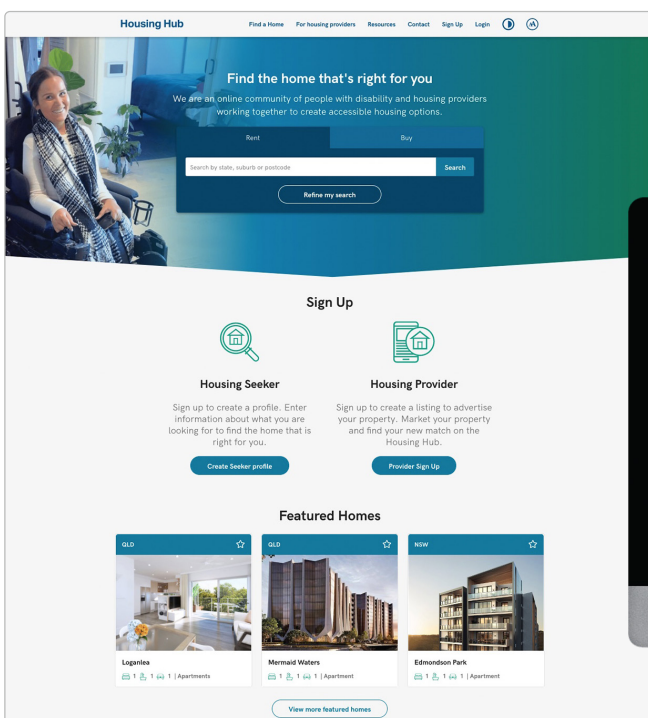


The Housing Hub is a way for people with disabilities to find accessible housing. The Housing Hub website, [www.housinghub.org.au](http://www.housinghub.org.au) lists properties across Australia that are suitable for people with disabilities. Properties may include existing Specialist Disability Accommodation (SDA) properties, new SDA housing, non-SDA supported accommodation, private rental and properties for sale. More and more properties are listed on the Housing Hub each week.

There are also many resources on the Housing Hub website which can help you find the right home. These resources are for people with disabilities and their families. There are also resources for professional supporters of people with disability, like Support Coordinators and Allied Health professionals.

The Housing Hub also runs workshops (like this one) and other events to help increase the understanding of people with disability and their families around Housing Options.

The Housing Hub believes that better is possible for people with disability. We are committed to helping people with disability find the home that is just right!





# Housing and Support under the NDIS



The NDIS wants to make sure housing

- connects people with disability with their local community
- builds independence.

It doesn't matter whether housing is funded by the NDIS or through private rental or social and public housing.

The NDIS will be focused on making sure the support they pay for helps you live an ordinary life.

## Reasonable and Necessary

The NDIS uses the term "reasonable and necessary" often. NDIS will only pay for supports if they pass the 'reasonable and necessary' test. This means you must need the support because of your disability and it needs to be good value for money.

'Reasonable and Necessary supports' must

- help you achieve the goals in your NDIS Plan
- get you more connected to your community (socially or economically)
- be value for money
- show proof that it is likely to give you real benefit in your life
- not be support that should be provided by someone else, like, family members, carers or the community
- not be already funded or provided by another government body, like the health system or the justice system.



## What the NDIS can fund

- A Support Coordinator to help you search and apply for housing
- Allied Health assessments to help you apply for housing
- Short term accommodation
- Supports for personal care
- Supports to improve skills
- Equipment and technology
- Help around the home
- Home modifications





# Activity one

## Your reasonable and necessary supports

### What are some reasonable and necessary supports for you?

Do you need support with personal hygiene or toileting? Or bathing and dressing? Or meal preparation, eating and/or taking your medication? Do you need help with shopping, housework or home maintenance? Do you need support working out your money or paying your bills? Or with decisions, or planning your activities?

### Things I need help with every day:

### Things I need help with occasionally:

### The things I would like to do more independently are:

## Think through these options for support in your home

Support staff working in my home (in-home support)

### This support model would/would not be suitable for me because:







Support staff working from an office in the housing development (on-site support)

 This support model would/would not be suitable for me because:

Support staff coming to my home at agreed times (off-site support)

 This support model would/would not be suitable for me because:

 Other: (please list)

 Other important information:



# What is Specialist Disability Accommodation



Specialist Disability Accommodation (SDA) is housing that has been specially designed or modified to suit the needs of people who have an extreme functional impairment or very high support needs.

The SDA payment was started because a small number of NDIS participants need special types of housing that aren't found in the mainstream housing market.

Around 6% of all NDIS participants may get SDA funding. This will be about 28,000 people when SDA is fully rolled out.

NDIS is encouraging new SDA housing to be built across Australia.

Many types of organisations can provide SDA – government, non-government, not for profit organisations and private sector providers are all starting to provide SDA housing.

SDA is a long term support for eligible participants.

The term SDA can mean both the SDA property and the SDA funding. It's good to know this so you can work out which one is being discussed.

SDA properties must be enrolled with the NDIS and providers must also be registered with the NDIS Quality and Safeguards Commission.

## Helpful Resources

SDA Explainer video series <http://bit.ly/housing-hub-sda-explainer-video-series>

Jono's Article *SDA: What is it? How do you get it?* <http://bit.ly/housing-hub-jonos-blog>



# SDA building types



## **Apartments** (maximum 2 residents)

Apartments are for one or two residents only. Apartments are self-contained units inside a larger residential building. In an apartment, someone will usually be living above and/or below you.



## **Villas, duplexes and townhouses** (maximum 3 residents)

These properties are for one, two or three residents. These are semi attached properties within a single land title. Each property must have a separate and reasonably accessible entry/exit. Participants must not be able to move indoors between dwellings. This means if you want to visit your neighbour, you have to use their front door.



## **Houses** (2 or 3 residents)

Houses are for two or three residents. These are stand alone dwellings with gardens or courtyard areas on their own block of land. A house does not share a wall, roof, entry area, driveway, car parking or outdoor area with any other dwelling. An exception to this is a house on a block with an extra Villa/Townhouse/Duplex that has no more than one resident.



## **Group Homes** (4 to 5 residents)

These are houses that have more (four or five) people living in them.



# SDA design categories

There are 5 SDA design categories

## Basic

Is for existing housing only and is provided to participants who want to remain in their current group home. "Basic" category SDA won't be built in future.



## Improved Liveability

Is for people with a sensory, intellectual or cognitive impairment. This is for people who don't need any unique design features -they won't have a mobility impairment and don't need strengthened features to keep them and others safe.

Features include

- Being easy to enter and move around in
- Doorways and other features are easy to see
- Good visibility from one room to the next
- Easily adapted to suit individual needs

Improved Liveability properties must meet Liveable Housing Australia's 'Silver' standard.





## Robust

Is for people who have complex behaviours, and who may sometimes be a risk to themselves or others.

Features include

- Adequate space and safeguards for the needs of residents with complex behaviours This is to reduce the risk of residents hurting themselves or others
- Secure windows and doors to and within all areas
- Impact-resistant walls, fittings and fixtures (e.g. blinds, door handles)
- Appropriate sound proofing, to minimise the amount of noise passing from one area to another
- Laminated glass
- Areas for staff and other residents to avoid harm if required



Robust properties must meet Liveable Housing Australia's 'Silver' standard.

## Fully Accessible

Is for people who have a significant physical impairment. This includes people who use a wheelchair to move around.

Features include

- Flat access throughout
- Bathroom vanity/hand basin being accessible in seated or standing position
- Power supply to doors and windows (blinds) for retrofit of automation if necessary
- The kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven, laundry appliances) might be accessible in seated or standing position



Fully Accessible properties must meet Liveable Housing Australia's 'Platinum' standard.



## High Physical Support

Is for people with significant physical impairment who need a high level of personal support.

Features include

- Flat access throughout
- Bathroom vanity/hand basin accessible in seated or standing position
- Power supply to doors and windows (blinds), for retrofit of automation as necessary
- Kitchen sink, cooktop, meal preparation bench area and key appliances (dishwasher, oven, microwave oven, laundry appliances) might be accessible in seated or standing position
- Structural provision for ceiling hoists
- Assistive technology ready
- Heating/cooling and household communication technology (e.g. video or intercom systems) appropriate for the needs of residents
- Emergency power to cater for a minimum 2 hour outage where the welfare of residents is at risk
- 950mm minimum clear opening width doors to all habitable rooms



High Physical Support properties must meet Liveable Housing Australia's 'Platinum' standard.



# How do I get SDA funding?

The SDA payment covers the cost of the property - the actual building you live in - and is paid by the NDIS to the SDA provider.

SDA payments could be in the NDIS plans of people already living in supported disability housing if it is enrolled as Basic SDA.

If you have very high support needs, but don't already live in SDA housing, you may need capacity building funding from the NDIS to search for suitable housing.

## Investigating Housing Solutions

Investigating Housing Solutions is where the NDIS will provide you with funding for help from professionals to work out whether SDA is right for you. This support can give you funding for

- Up to 75 hours of Support Coordination
- Allied Health assessments

This used to be called the Exploring Housing Options Package.

Getting SDA funding approved at the right level for you will improve your housing options. This is because there are many new SDA providers looking for tenants. Some providers are working closely with people with disabilities to design their new housing together. These properties will be funded with the help of SDA payments.





# How SDA funding works

If you get SDA funding in your plan, the NDIS will pay the SDA provider your SDA payment. This means the NDIS pays the landlord so you can live in the home. This funding is paid as a long term support.

You will also need to pay the SDA provider

- 25% of your Disability Support Pension
- Any Commonwealth Rent Assistance you receive

For the provider to receive your SDA payment from the NDIS, the dwelling must be registered or “enrolled” with the NDIS.

**SDA payments are for the cost of the dwelling, not for your supports.** All your supports are paid separately. This means your home is not tied to whoever provides supports in the home.







# Buying your own SDA property

Many Australians dream of owning their own home. If you have SDA funding in your NDIS Plan it is possible to use it to buy or build an SDA property. This is called becoming a 'self provider' of SDA. You will use SDA payments to pay back your home loan. If you do this

- You will need to be registered with the NDIS Quality and Safeguards Commission or get another SDA provider to enrol your property in an arrangement called a 'head lease'.
- Your property must also meet all the SDA enrolment requirements.

The enrollment and registration process are complicated. There are a few things to think about

- Making sure you consider the other people you might live with. Do you need more space for a house where there might be a few people using wheelchairs?
- Working with a designer and builder who knows a lot about SDA design standards and is experienced in building housing for people with disability is recommended
- Making sure all of the property features meet the design standards so that your property can be registered as SDA. This will stop you having to make costly changes later.
- Extra costs to you compared to what SDA funding will cover. When you are an SDA Provider to yourself and others, you will have to pay for compliance and auditing costs as well as property maintenance.
- Buying a property is a huge cost and a long term commitment. It is important to think about your financial position carefully and seek expert financial advice. You need to think about being able to cover home loan payments if there is a delay in SDA payments from the NDIS.
- Making sure that you have all the assessments needed for an SDA application.

## Useful links and resources

Kirbys Housing story - Kirby used her SDA funding to buy her own accessible home

<http://bit.ly/kirbys-sda-journey>

Using SDA to buy your own property <http://bit.ly/using-sda-to-buy-your-own-property>

If you are interested in purchasing your own home, we recommend that you talk to a consulting company such as Team Disability Services Consulting. Their website is [www.teamdsc.com.au](http://www.teamdsc.com.au)



# Home modifications

Some people with disabilities already own a home. NDIS funding for home modifications will help make the home suitable for their needs. If you buy a home, the NDIS may provide funding for the home modifications and assistive technology that you need. You can't have NDIS home modification funding if you are living in an SDA home. This is because the NDIS assumes that your home is already modified for your needs by the SDA provider.

Home modifications are changes to the structure, layout or fittings of your home, so you can move around safely and comfortably.

Home modifications the NDIS will fund include

- Exterior pathway modifications to make it easier for you to get in and out of your home
- Kitchen modifications to improve use and access
- Lighting and switch accessibility
- Bathroom modifications
- Lifts

Home modifications may be included in your plan if

- You or your carers cannot reasonably access rooms and spaces in your home because of your disability
- A suitably qualified Occupational Therapist has performed an assessment and recommended home modifications
- You cannot receive your care safely because of your home

As with any building work, there are laws and regulations that need to be followed to modify your home.

If you are interested in home modifications, make sure you engage with an Occupational Therapist who is experienced and skilled with home modifications and the NDIS processes.



## Activity two

### Specialist housing features to support my independence

Specialist housing design features may assist you to be more independent.

From the lists below, please show the housing design features that would assist you to maximise your independence.

#### Improved Liveability

***Doorways and stairs that are easy to see, and good lighting to assist people with vision impairment to move safely around the home*** (Tick or select the right one for you)

I currently use     I don't use but would benefit from     Not sure     I don't need

 Other important information:



## Robust

(Tick or select the right one for you)

### **High impact walls:**

- I currently use       I don't use but would benefit from       Not sure       I don't need

### **High impact fittings and fixtures:**

- I currently use       I don't use but would benefit from       Not sure       I don't need

### **Secure windows:**

- I currently use       I don't use but would benefit from       Not sure       I don't need

### **Secure internal doors:**

- I currently use       I don't use but would benefit from       Not sure       I don't need

### **Sound proofing:**

- I currently use       I don't use but would benefit from       Not sure       I don't need

### **Laminated glass:**

- I currently use       I don't use but would benefit from       Not sure       I don't need

### **Safe space for support workers:**

- I currently use       I don't use but would benefit from       Not sure       I don't need

 **Other:** (please list)

 **Other important information:**



## Fully Accessible

(Tick or select the right one for you)

### ***Accessible external doors and outdoor areas - for me this means:***

- I currently use       I don't use but would benefit from       Not sure       I don't need

### ***Accessible bathroom and vanity - for me this means:***

- I currently use       I don't use but would benefit from       Not sure       I don't need

### ***Accessible kitchen sink - for me this means:***

- I currently use       I don't use but would benefit from       Not sure       I don't need

### ***Accessible cooktop - for me this means:***

- I currently use       I don't use but would benefit from       Not sure       I don't need

### ***Accessible meal preparation bench - for me this means:***

- I currently use       I don't use but would benefit from       Not sure       I don't need

### ***Accessible key appliances - for me this means:***

- I currently use       I don't use but would benefit from       Not sure       I don't need

### ***Power to doors and windows:***

- I currently use       I don't use but would benefit from       Not sure       I don't need



**Other:** (please list)



**Other important information:**



## High Physical Support

(Tick or select the right one for you)

### ***A ceiling hoist:***

- I currently use       I don't use but would benefit from       Not sure       I don't need

### ***Assistive technology - or example, operating heating and cooling, opening doors, blinds by voice or a touch screen device:***

- I currently use       I don't use but would benefit from       Not sure       I don't need

### ***Emergency communication system:***

- I currently use       I don't use but would benefit from       Not sure       I don't need

### ***Wide door openings to all rooms (950mm):***

- I currently use       I don't use but would benefit from       Not sure       I don't need

### ***Emergency power back-up for 2 hours :***

- I currently use       I don't use but would benefit from       Not sure       I don't need



**Other:** (please list)



**Other important information:**



# Who is eligible for SDA



Being 'eligible' for SDA means you are the type of person SDA is designed for. If you are eligible for SDA, the NDIS will put SDA funding in your NDIS plan.

To be eligible for SDA funding, you will need to show that you have

- An extreme functional impairment and / or very high support needs
- and**
- A need for SDA Housing

You will also need to show that it is reasonable and necessary for you to be funded for SDA.

## Extreme Functional Impairment

Extreme functional impairment means that, even with the right home modifications and/or assistive technologies, you still need someone to help you with daily activities such as

- Getting in and out of bed
- Getting dressed
- Moving around
- Preparing meals
- Going into the community



## Very High Support Needs

Very high support needs means that you need very high levels of person to person support and you are in one or more of these situations

- Your 'informal supports' ( people who help you but don't get paid for their help, like family or friends) can't meet your personal care needs
- You act in a way that puts yourself, others and property at risk
- You have spent a long time in a group home

## Showing your need for SDA Housing

Showing your need for SDA Housing, is an important part of the evidence and application process.

**This is the part lots of people forget!**

You need to show the NDIS

- You have searched for mainstream/ other non-SDA disability housing options
- Why mainstream housing is not right for you
- Why SDA is great for you. This means explaining why SDA housing will meet your needs more than mainstream housing

Questions you should answer in your SDA application include:

How will SDA

- Support you to achieve your goals?
- Protect you from losing your skills or getting hurt?
- Assist you to keep doing the things you can do for yourself?
- Support you to do more things for yourself?
- Help you learn new things?
- Be better value for money than other types of home?
- Assist you to keep supports that work well for you?



These questions are reworded from the SDA Rules.





# SDA evidence and application



To get SDA in your plan, you will need to provide evidence to show you meet the eligibility criteria.

As previously mentioned, when you tell the NDIS you want to explore housing options, you can request assistance to help. This is called **Investigating Housing Solutions** (previously called Exploring Housing Options). This can provide you with up to 75 hours of extra funding for Support Coordination and extra funding for Allied Health assessments that you will need to make your SDA application.

When they get your application, the SDA Panel will decide if you are eligible for SDA. They will use the information to make a decision on the building type and design category that would suit you and the number of people you should live with.

## What will you need?

### Housing goal in your NDIS Plan

You write this to tell the NDIS that you want to move home. This needs to be in your own words and must include information about:

- Moving out of where you live now and say where you want to move to
- How many people you want to live with
- The way you want to be supported

**Complete Activity 3 “What the right home would enable you to do” and Activity 4 “Write your NDIS housing goal” on pages 37 and 49 of this workbook to help you with this.**

Make sure that this goal is in your plan at your next planning meeting or call the NDIS on **1800 800 110** to put this goal in your plan as soon as possible. When you put this goal in your plan, you should ask for Investigating Housing Options funding.



## Participant statement

This outlines what your housing preferences are, from your point of view. If you cannot write this yourself, your family or decision maker can write this for you.

Here is a template that you can use to help you write this statement

<http://bit.ly/summer-foundation-developing-a-participant-housing-statement>

## Functional Allied Health Assessment

This can be written by your Occupational Therapist or other Allied Health professional. This report will need to

- Show you fit the eligibility criteria for SDA
- Show that SDA is reasonable and necessary for you
- Show that SDA will help you reach your goals
- Make a recommendation about the building type, design category, the number of people it would be best for you to live with and the support model that will best suit your needs

Here is a template your Allied Health professional can use to help with this assessment

<http://bit.ly/allied-health-housing-assessments>

## Additional Assessments

These are assessments that might help support your application. These will be different for everyone but might include things like

- Positive Behaviour Support Plans
- Care plans
- Carer statements
- Housing related incident reports

## Home and Living Request Form

This is usually written by your Support Coordinator. This is a new form from the NDIS. This is used to request supports to be included in your plan. This form needs to refer to the SDA law by showing how you would be eligible for SDA funding. It will also show how having SDA will help you reach your goals, be more independent, and be more active in your community.

Here is the link to this form – <http://bit.ly/home-and-living-supports-requests-form>



# Thinking about support



## Supported Independent Living

There are many ways that you can get support delivered to you. Supported Independent Living or SIL is one option to pay for the people who support you.

SIL is assistance from paid support workers at home for people who need very high levels of person to person support and access to person to person support all the time (24 hours per day). You can live in an SDA property and have SIL supports in that property.

SIL usually means some or all of the support will be shared with at least one other person. SIL can be delivered in a range of housing models. Examples include

- 2-4 people living together in the same home with support workers that are always available
- 5-6 people living near each other in their own individual properties sharing the SIL

Sometimes people refer to a group home or shared supported accommodation as a 'SIL home', because that's the form of support available in the home.



## Roles of a SDA and SIL provider

Housing and support is best when it is provided by separate organisations. This means your SIL provider and SDA provider should be separate.

But sometimes, the SIL provider is also the SDA provider. This is often true for an SDA property that was built before the NDIS rollout happened in 2013.

You have a right to choice and control and your NDIS supports should not be limited by your choice of SDA property or provider.

The roles of a SIL provider and an SDA provider are very different

### SIL Provider

- Gives you supports
- Manages the staff

### SDA Provider

- Your landlord
- Maintains the property

## Conflicts of interest

The NDIS Quality and Safeguards Commission has practice standards that say what SDA providers must do, and how they must manage and record conflicts of interest. Conflicts of interest means an individual or group must answer to two different individuals or groups whose needs are at odds with each other.

Your lease agreement and your service agreement should be separate – even if they are from the same organisation.

### Service Agreement

- About your supports
- Contains the rules about your supports

### Lease Agreement

- About your home
- Contains rules about your lease like
  - How much rent you pay
  - Who is responsible for damages and utilities



SIL providers and SDA providers sometimes have collaboration agreements between each other. These agreements outline the roles and responsibilities of each party and can include things like

- How the SDA provider will work with the SIL provider
- How behaviours of concern will be managed
- How vacancies in the SDA property will be managed
- How your concerns or complaints will be given to the SDA provider

Agreements between your SIL and SDA providers aren't allowed to limit your choices or reduce the level of control you have over your supports.

Remember – **you have full choice over which providers you choose for your support.**

## How SIL is organised?

After you have chosen your SIL provider, they will say how much it will cost the NDIS for them to provide you with support. This is called a quote.

There are two key documents a SIL provider has to include when they send their SIL quote to the NDIS. Your SIL provider should talk to you, or your decision maker about what's in these documents for you to approve before they get sent to the NDIS. These documents are

### 1. **The Roster of Care Submission Template** (this used to be called the Participant Profile)

This will contain some goals of what you would like to achieve with your SIL supports. These are different from your NDIS plan goals. You should talk to your SIL provider about how they will help you achieve these. These goals might be things like

- "I want to dress myself"
- "I want to cook a roast dinner for my housemates"

This document will also talk about your support needs. It will refer to any other reports or information you might have.

This will show the NDIS why you need the support at the specific times. It will also show when you need support just for you or when you can share with others you may be living with.



## 2. The Roster of Care spreadsheet

- Shows how many support staff you and other tenants need. This is called your support ratio.
- Should also list the times and days you need this support.
- Will also list times when you don't need SIL supports. This includes time spent with family or friends, on holidays, at work or time spent at a day program.

If you share support with other people, your provider will look at everyone's needs to make sure the Roster of Care works for everyone.

You have the right to see and approve your Roster of Care before it goes to the NDIS. You have a right to know what your funding is paying for in terms of the SIL arrangement and make sure you receive that right amount of support.

You also have a right to use a combination of support providers - not all your core funding has to go to your SIL provider.





# Individual Living Options

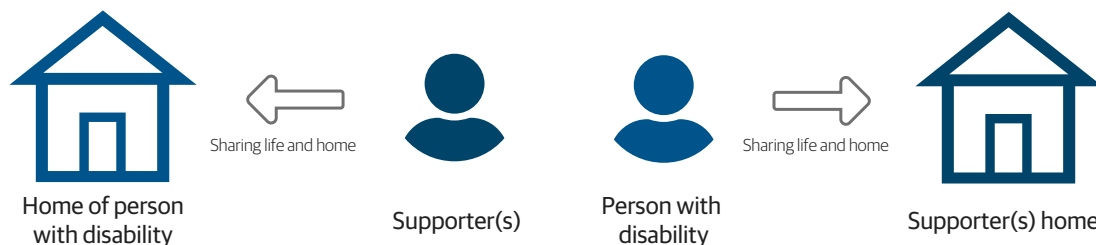
Many people with disability need a lot of support to live independently in the community, but don't want to live in a group home with other people.

Individual Living Options (ILOs) are different ways you can do this. ILOs are tailored to each person. They will take time to plan.

## Examples of different ILOs

It's easiest to understand ILOs when they are described with examples. For example, it's possible for a person with a disability to share their home with a supportive housemate. The housemate provides some support at agreed times, and pays less rent.

There is also a 'host arrangement'. Another person, couple or family welcomes a person with disability into their home and provides some support. The host receives funding from the person's NDIS Plan to do that.



\*Adapted from Western Australia's Individualised Services, My Life Your Life – Creating Home

In both these examples, you may also have daily help from support workers, or family members, a friendly neighbour or other supports that help you live your life. This is all organised as part of an ILO arrangement.

These are just a couple of the many creative ways people are working out how to live supported and well.



## ILOs are about support

The above examples show that ILOs are about support. ILOs have nothing to do with funding the cost of your home, such as rent. Even before the NDIS, there have been lots of examples of ILO-type arrangements around Australia and the world. The NDIS makes it possible for lots more people who need support to live this way.

There are also examples in Australia outside of disability that we can use to understand how the money might work in these kinds of arrangements.

For example, in the foster care system a child lives with another person, couple or family who is not their birth family. Foster carers are provided with financial help but they are not paid a wage. There are similar examples in aged care. An older person might have a student live with them and help them in exchange for a reduced rent.

## What are the different kinds of ILOs?

The NDIS talks about four main kinds of ILO. You can find NDIS ILO information page by this link <http://bit.ly/ndis-individual-living-options>

### **Co-residency –**

This means that a supportive housemate or housemates live in the home of the NDIS participant. They could live there full time or part time.

### **Host arrangement**

This means another person, couple or family 'hosts' or welcomes the NDIS participant into their home and provides some support. The host receives funding from the person's NDIS Plan for this support.

### **Living Alone**

This means the NDIS participant lives on their own and support is provided to them in a variety of ways. Take a look at the question below called "How do I know if I am eligible?"

### **Living Together**

This means the NDIS Participant living with someone else. The NDIS participant already knows the other person or they chose the person through the typical ways that housemates find each other.





People may have a mix of these kinds of arrangements that help make things work for a long time.

For example, two NDIS participants may live together with a co-resident. Living arrangements may also be supported through a friendly neighbour. Host families may welcome someone for a shorter period of time, allowing the person a break from their main or family home.

The NDIS calls these primary and supplementary supports. Primary means the main supporting relationship. For example, a co-resident

Supplementary means all the other kinds of supports that will make this successful and more likely to last. For example other hosts, mentor supports, on-call arrangements, a friendly neighbour, or paid support workers.

## What are the benefits of ILOs?

These arrangements mirror how many Australians live. They allow you to work out a system of supports that is right for you, rather than have to 'fit in' to an existing model.

Those involved in ILO arrangements say positive relationships are at the heart of them. They talk about how life is better through the connection, participation, and a mutual sharing of lives these living arrangements can create.

They say things like "it's not a job, it's more a way of life." People with disabilities and families say things like "I didn't want to only have paid staff in my life".

ILOs don't mean that a person suddenly needs less support. They are about creating different supportive relationships than paid staff working a roster of care. For some people, an ILO can be the first move they make away from their family home.



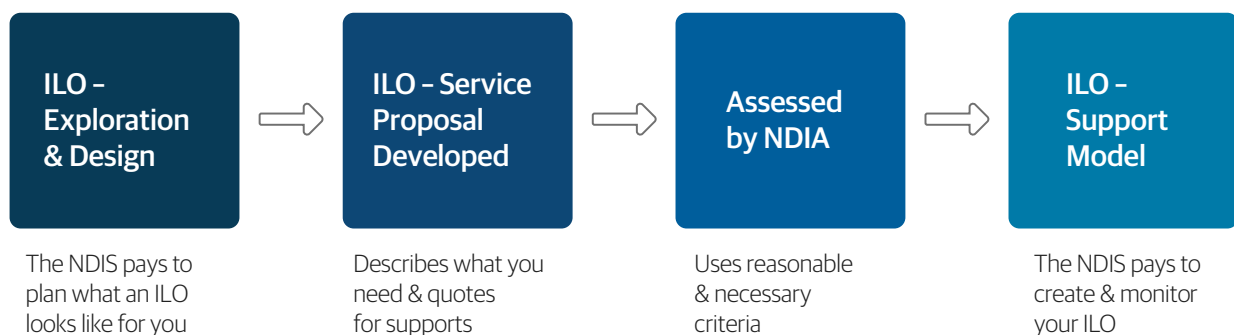


## How does ILO get funded in my NDIS plan?

There's a lot to think about and organise with any ILO. The NDIS can fund what is needed in two parts (these are in the NDIS Price Guide, <http://bit.ly/ndis-price-guide>)

The first step is where the NDIS pays to plan what an ILO might look like for you. This is called **Individualised Living Options - Exploration and Design**. Exploration and Design is funded at the same price as Level 2 Support Coordination within the Core Support budget. It is expected that exploration and design of your ILO will take a minimum of three months. This information is then used to prepare something called an ILO Service Proposal for the NDIS. This is where your living arrangement is described and a quote is created. The NDIS decides whether to fund your ILO Service Proposal based on whether it is **reasonable and necessary**. It is very important to think about these in this exploration stage. You can ask the ILO team for the Service Proposal - [ILO@ndis.gov.au](mailto:ILO@ndis.gov.au)

The next step is to have the funding to make your plan happen. This is called **Individualised Living Options - Support Model**. This can be for things like to help to find support people like housemates, to work out the financial arrangements needed, to plan for your safety and for emergencies, to monitor the arrangements and to help search for your home. It is a weekly amount and a Stated Support. This means that you can't use this funding for something else in your NDIS Plan. You also cannot swap Stated Supports for any other supports.





## Helpful Resources

Find more information about ILO Common Questions by this link

<http://bit.ly/housing-hub-individual-living-options>

Western Australia's Individualised Living, CreatingHome

<http://bit.ly/wa-individualised-services-creating-home>

Belinda's article - *How do I know what's the right support model for me?*

<http://bit.ly/how-do-i-know-whats-the-right-support-model-for-me>

## Other support in SDA Homes

Some SDA properties have overnight or 24-hour on-site support that is shared by residents. Usually, each resident pays for part of the cost of this support from their support funding. The rest of your support funding is used by you to pay for the planned support that you need.

In some SDA properties, the residents choose the on-site support provider together. In other SDA properties, the SDA landlord chooses who gives the on-site support.

## Key Message

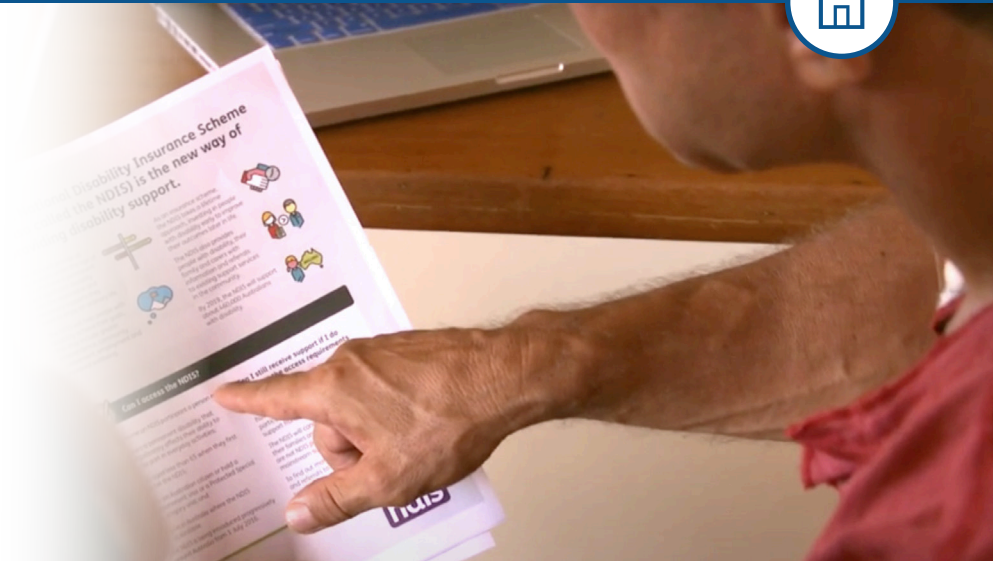
In all SDA properties, you have the right to choose who gives your planned support.

If you like where you live but are not happy with the way you're being supported, you should be able to change who supports you.

If where you live doesn't meet your needs or makes you unhappy, you should be able to change where you live without needing to change who supports you.



# The SDA process



The SDA application process includes lots of steps. We have covered some of these already. We have written some summary information on each step to help you.

## Step one – Identify need for new housing



You need to tell the National Disability Insurance Scheme that you want to move house. You can do this even if you don't want to move straight away. The NDIS cannot think about what kind of new funding you need if it doesn't know that you are going to make a change.

You need a goal about housing in your NDIS Plan. A housing goal just means saying what you want to happen with your housing. When developing housing goals, we need to use the right words for the NDIS. Include goals about

- Moving out of where you live now and say where you want to move to
- How many people you want to live with
- The way you want to be supported

To help, we recommend that you complete

- Activity 3 What would the right home mean for you? (page 37)
- Activity 4 How to write an NDIS Housing Goal (page 39)

You can ask to change your goals at any time. You can do this by calling the NDIS on **1800 800 110** or sending an email to [enquiries@ndis.gov.au](mailto:enquiries@ndis.gov.au)



## Step two – Complete your SDA Application



To make an application for SDA, you need to put together evidence for the SDA panel. NDIS can provide you with extra support coordination and Allied Health funding to help with this. This funding is called the **Investigating Housing Solutions**. You should request this in your planning meeting.

To make your application, you will need

- A Housing Goal in your NDIS plan
- Participant Housing Statement
- Functional Allied Health Assessment
- Additional Assessments to support the application if needed
- Home and Living request form

More information on this can be found on page 22 of your workbook.

## Step three – Be assessed for SDA by the NDIS



When the reports and assessments are done you can submit them to the NDIS at any time. A panel will decide if you are eligible for SDA.

The NDIS decides if you are eligible for SDA. If you are eligible, they will include the following information in your NDIS plan

- SDA building type
- SDA design category
- Number of bedrooms
- Location of where you can live
- Number of people you can live with or if you can live alone
- Amount of funding you will be allocated per year

**This decision is a reviewable decision and should be given to you in writing.**



## Step four – Search for new housing



You can create a profile on the Housing Hub to help you search for the right home. This is where you tell us

- Where you want to live
- Who you want to live with
- What design features you need

Any listings on the website that we think you might like will be sent to you.

At the end of the workshop, we help you to make a profile on the Housing Hub.

If you need help with this after the workshop, you can call us on **1300 61 64 63**.

You can find out more information about the profile on page 40.

## Step five – Choose your home



You choose a home that fits within the terms that the NDIS has approved. This includes

- Design category (eg. Improved Liveability)
- Number of residents you are living with
- Building type (eg. Apartment)
- Number of Bedrooms

It is possible to apply for a property that costs less than the amount the NDIS has allocated in your NDIS Plan. It is also possible to live in an SDA property that is a different design category, building type or number of residents **but the cost must be the same or less than what is in your plan.**

If you do this, we recommend you consider why these things were approved in the first place, and make sure the property is going to meet your needs. You should check with the NDIS first if you plan to do this.



## Step six – Make a tenancy agreement with SDA provider



This is where you are given your tenancy agreement to read and accept. Make sure that you (or your decision maker) understands the agreement before you sign it.

Remember, **Housing and support is best when it is provided by separate organisations.** This means your SIL provider and SDA provider should be separate. You have a right to choice and control and your NDIS supports should not be limited by your choice of SDA property or provider.

## Step seven – NDIS pays your SDA provider



This is where the NDIS will pay the SDA provider the payment they have allocated you when they approved SDA in your plan. If you have chosen a property that costs less, they will pay the provider the amount that the property costs.

The amount shown in your NDIS Plan is a yearly amount.

## Step eight – You pay the SDA provider rent component



This is where you pay the SDA provider your share of the costs of renting the home. This is

- 25% of your Disability Support Pension
- Any Commonwealth Rent Assistance that you receive

## Helpful resources

Liz's Article: *Process Uncertain* – <http://bit.ly/housing-hub-process-uncertain>



## Activity three

### What would the right home enable you to do?

For example:

- Get around the whole house and get my own meals
- Get out into the neighbourhood
- Catch public transport to the city to see a movie
- See my friends/family more often
- Live with my partner/family
- Make new friends
- Get to uni or work more easily
- Have control over when I do things and what I do



**My ideal home would allow me to:**



**Are there other things you also want to be able to do in the future?**



**How will a new home help you achieve these goals?**





## I want to find a new home – what next? Write an NDIS HOUSING GOAL

If you want to find a new home, you need to express this as a goal in your NDIS plan. This will mean that your goal should be taken into account by the NDIA when it considers what funding to approve for your supports.

Examples of goals about housing:

*“As a 24-year-old, it is time I got to do what everyone else does and move away from my family.”*

*“To live more independently in my own home so I can feel safe, and have the space to do my art, and have friends to visit.”*

*“I am 37 years old and it is my dream to finally live on my own.”*

### What are things you really like to do (or would like to do), whether at home or out in the community? How would a new home help you do those things?

What would you like to achieve in the future? What is your long-term goal?

You might need support coordination funding to explore housing options to help you work out where you could live.

*You might need an occupational therapist's assessment to confirm your current housing is unsuitable and to tell the NDIA what needs to be in your future home for you to live safely and more independently.*

### When developing housing goals, we need to use the right words for the NDIS.


Include goals about:

- **Moving out** of where you currently are and moving where you want to move to
- **Occupancy** – how many people do you want to live with?
- **The support model** – in person's own words – e.g. *I want to live in a home by myself with supports I need available when I need them*



## Activity four

### Try writing your housing goals

 Here are some ideas of how to put the words together. Use some of the information you have thought about today.

I would like to live in \_\_\_\_\_ (place)

so that I can \_\_\_\_\_ (what you would be able to do).

I want to live in a \_\_\_\_\_ (type of housing)

that has \_\_\_\_\_ (features).

This would enable me to \_\_\_\_\_

I want to live with \_\_\_\_\_

My home needs to be near \_\_\_\_\_

so that I can \_\_\_\_\_

Things I want to do in my home include

 Write your housing goal in the space below:

---



# Your Housing Seeker Profile



**A great way to join the community and stay informed is to create a housing seeker profile.**

This is a simple process which involves you telling us what you are looking for and what is important to you. This allows the Housing Hub to customise its search and alert you to properties that might suit you.

## Your profile tells us

- Where you want to live
- Who you want to live with
- What design features you need



We understand that people's preferences change - you can adjust your profile at any time. When you receive an email notification of a potential match, you can decide if you want to look at the property.

One of the best ways to get more of the right kind of housing built is to make sure housing providers have real information and aren't just guessing about what people with disability want. We are creating a big-picture map across Australia that shows this real information.

When we get enough information, we can share this with housing providers and developers. We don't use people's names or any personal information. **We want people with disability to be the creators of their housing.** A Profile is a great way to do that!

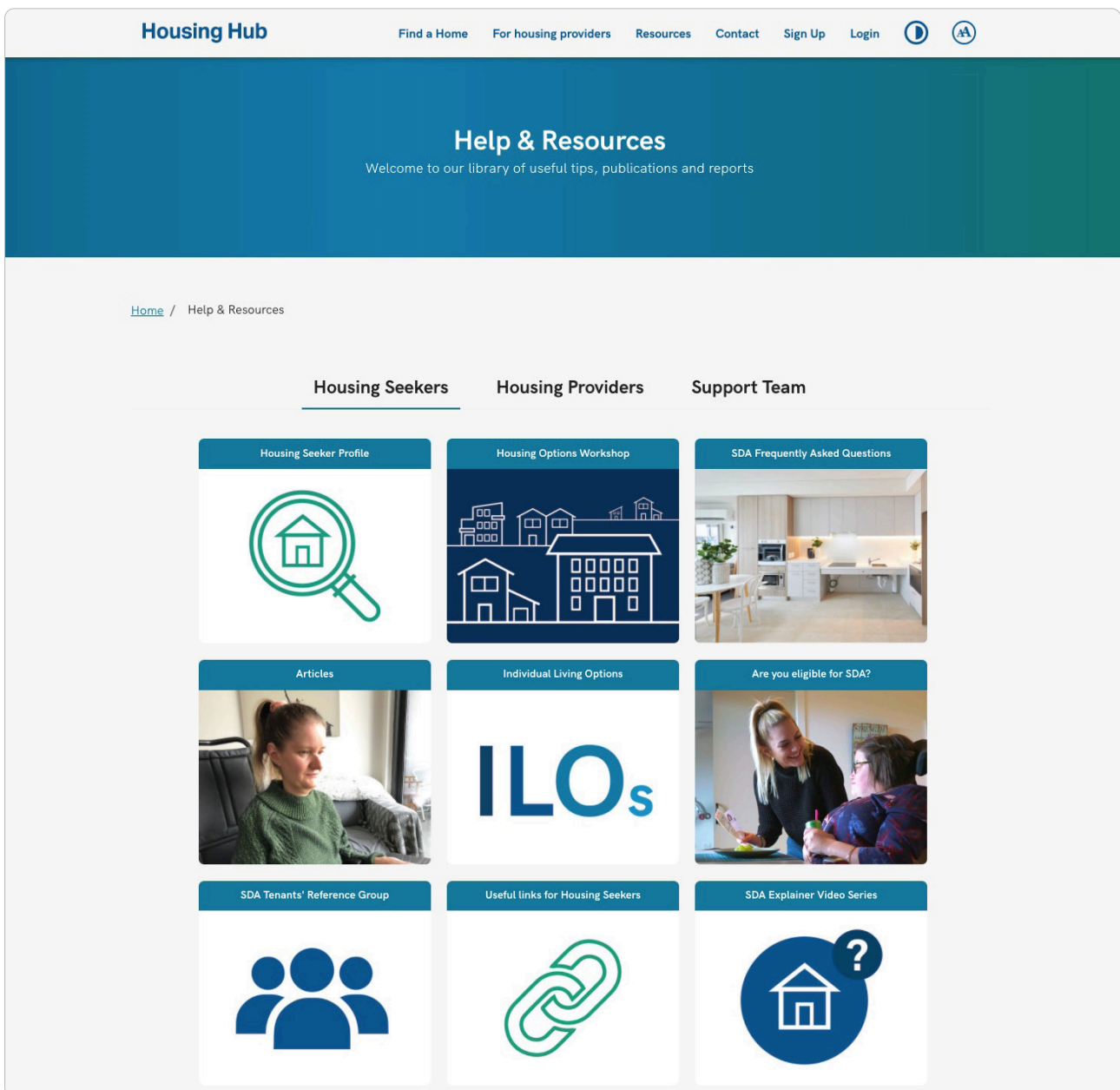


# Resources on the Housing Hub

The Housing Hub website has a lot of resources that will help you find the right home. We have shared some already in this workbook.

There are resources for housing seekers, supporters of housing seekers (like Support Coordinators and Allied Health) and Housing Providers.

You can find these by following this link [www.housinghub.org.au/resources](http://www.housinghub.org.au/resources)





# How we can help



## Specialist Disability Accommodation Advice Line

The Housing Hub's Advice line was launched in November 2020 and is run by a dedicated team of Housing Options facilitators who provide advice to Housing Seekers and their supports on how to navigate their housing journey.

Our team can support people with disability and their families by

- Providing information about SDA funding
- Supporting you to navigate the Housing Hub
- Explaining funding NDIS funding streams such as SIL, ILO, MTA and STA

Hours are Monday - Friday 10am-3pm (AEDT)

You can also email our team at any time on [housingoptions@housinghub.org.au](mailto:housingoptions@housinghub.org.au)

Any Questions? Call us

**1300 61 64 63**





## What to do now

 Notes

**Housing Hub**  
Find the home that's right for you