NDIA and Health
An Overview of Housing Supports for people with a Disability
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NDIA Key Points

• General Overview of Housing Supports & Solutions
• Types of Housing Solutions & Supports
• Individual Living Options (ILO)
• Short Term Accommodation (STA)
• Supported Independent Living (SIL)
• Specialist Disability Accommodation (SDA)
• Identifying Housing Solutions
• Who can assist in identifying Housing Options
• Your role as a Allied Health Practitioner & Functional Assessments Information
• Key Updates & Resources
Housing Supports for People with a Disability

• The NDIA seeks to empower people with disability to identify and achieve their goals of living more independently in the community.
• The NDIA funds the reasonable and necessary disability related supports which makes this possible.
• This means having the same choices as the rest of the community, such as where to live and with whom and this will involve a shift in thinking for many of us.
• While the NDIS is a world first and there is no template to follow, the NDIA is committed to continuous improvement of processes, systems and operations to ensure the NDIS delivers on its promise.
Exploring Housing Solutions

- Supports to live independently
- Supports to explore new housing options
- Supports to improve existing living environment
- Contributions to the cost of the physical housing environment through Specialist Disability Accommodation (SDA).
Housing ecosystem

Housing industry

Accessible

Universal design

State/Territory Governments

Affordable social housing

Enable access to housing market

NDIS

Core Living Supports

Capital Supports

Capacity building supports
Deciding whether funding a support is reasonable and necessary

- Value for money
- Assists pursue goals
- Facilitates social & economic participation
- Reasonable expectations of informal networks
- Most appropriately funded by NDIS
- Effective and beneficial
Types of Housing Solutions & Supports

Types of Housing Solutions may include:
- Public & Social housing
- Community housing
- Home ownership
- Shared equity
- Private rental
- Shared Supported Accommodation
- Specialist Disability Accommodation (SDA)

Funded NDIS supports may include:
- Capacity building and skill development supports
- Assistive Technology – equipment
- Home modifications
- Supported Independent Living (SIL)
- Short term accommodation (STA)
Types of NDIS funded supports

The NDIS will assist participants to live independently. This includes:

- Supports that build people's capacity to live independently in the community, supports to improve living skills, money and household management, social and communication skills and behavioural management.

- Home modifications to the participant's own home or a private rental property and on a case-by-case basis in social housing.

- Support with personal care, such as assistance with showering and dressing.

- Help around the home where the participant is unable to undertake these tasks due to their disability, such as assistance with cleaning and laundry.

- The NDIS may also contribute to the cost of accommodation in situations where the participant has a need for specialised housing due to their disability.

- Help with supervision of daily tasks to develop the skills to live independently.
Supports funded by other services

- Social and community housing (e.g. public housing)
- Homelessness and emergency accommodation services
- Rent Assistance
Household expenses

NDIS participants are responsible for their day-to-day living costs, including:

- Rent
- Groceries
- Telephone
- Internet costs
- Furniture
Individual Living Options (ILO)
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• Individual Living Options (ILO) are living arrangements that focus on the individual.
• They are an alternative to group home services.
• ILO design features include:
  o Individual focussed supports
  o Staged implementation
  o A primary support approach
  o Supplementary support
• These tailored and flexible packages are closely monitored
Individual Living Options (ILO)

Living Alone
A participant lives in their own home and chooses to live alone with a package of formal supports including a high level of flexible drop in supports supplemented by on call or other supplementary supports and/or informal supports.

Co-resident
A participant lives in their own home with one or more people who provide an agreed level of personal care and/or household assistance and companionship who receive either a payment or reduced or subsidised rent depending on the type and intensity of support provided.

Host Arrangement
A participant lives in the home of a non-related person or family (Host). The Host provides in home disability related supports, household assistance, emotional support and a family environment for an agreed level of reimbursement or payment from the participants disability support plan as well as a Board and Lodging payment from their DSP to cover day to day living costs.

Living together
A participant lives in their own home with 1 – 2 people (with or without disabilities) that they have chosen through existing relationships (friendship, familial or intimate). There is no payment incentive for other people in the home unless both residents have disability supports in which case some supports may be shared.

Therapy, transport, community participation, Assistive technology and Employment
Short Term Accommodation (STA)
Short Term Accommodation

• From time to time, participants may require temporary supports that are different from their usual arrangements.
• These are non-typical days and may include short stays in a group based facility (short term accommodation), or the purchase of additional in-home support.
• Typically, this type of support would be used for short periods of up to 14 days at a time.
• For longer term arrangements, other options are likely to be more appropriate including Independent Living Options or Supported Independent Living.
Short Term Accommodation Prices

- Short term accommodation price limits include all expenses in a 24 hour period including assistance with daily personal activities, accommodation, food and negotiated activities.
- Where a participant will receive substantially less than 24 hours of assistance with daily personal activities, the participant and provider can negotiate a lower price.
- This situation might arise, for example, if a participant enters a short term accommodation facility in the evening, and exits again early the following morning.
- In each case, support arrangements, including price, should be agreed with participants in advance.
Supported Independent Living (SIL)
Supported Independent Living (SIL)

- 24/7 support provided to a person while living in a home which aims to achieve participant goals and greater independence.
- It is not SDA, drop-in support or community access.
- Provided to a participant in their home, regardless of property ownership, and can be in a shared or individual arrangement.
- Reflects the supports delivered to individual or groups of participants (sharing support staff) in the home.
- SIL is funded for each person and funding is different in each house, hence the need for the quoting as there is not a one-size-fits all approach.
Supported Independent Living (SIL)

- Assistance with community participation (i.e. outside the home) is funded separately, and participants can choose other providers for this support if they wish to do so.
- It also includes supports delivered outside of the home whereby participants are undertaking everyday activities (e.g. grocery shopping, going out for a meal, attending doctor or medical appointments, going for a walk) and support with using transport to participate with community or informal supports (vehicle costs should be excluded).
- Generally, everyday expenses (such as rent, utilities, groceries, entertainment expenditure, etc.) are excluded from SIL.
- To receive SIL funding, a provider needs to complete a SIL provider pack and supporting documentation to assist with creating a quote for supports.
National SIL Approach 1 July 2019

Provider engages participant and/or person responsible in the level of supports being quoted

National SIL Inbox
SIL@ndis.gov.au
(QA role)

State Based Assessment Team
(VIC/TAS, NSW, ACT, SA/NT, QLD, WA)

Planning Meeting
(Confirmation of support levels as identified in quote)

Quote Implementation Team
(SB creation)
Quotes requiring re-submission

Top reasons why providers are having to resubmit their quotes:

| No evidence or out of date evidence submitted | Missing notes on roster of care | Missing quote amount – providers expecting NDIA to calculate for them |
| Missing templates (most commonly the quoting template) | Roster of care contradicts hourly breakdown – e.g. different ratios, hours, staffing levels, etc. | Incorrect ratios used |
| Providers entering too many hours for a day / week | Providers sending their own version of the tools (or pdf versions) | Incomplete templates – e.g. no outcomes, contact details, etc. |
| Providers including community access (e.g. day programs) in SIL | Misunderstanding of 1:1 care | Participants not being consulted during the process |
Specialist Disability Accommodation (SDA)
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• Specialist Disability Accommodation (SDA) is housing designed to support people with extreme functional impairment or very high support needs in the area of self-care, self-management or mobility or have very high support needs that are best met by an SDA response.

• SDA represents a new concept in funding capital (bricks and mortar) for participants who meet the eligibility criteria and is Legislated through the SDA Rules (2016).

• SDA does not refer to the funded support services, but the homes in which these are delivered.

• The combination of SDA and other supports will provide greater benefit in achieving a participant’s goals and outcomes, and represent value for money compared to other options.
Specialist Disability Accommodation Eligibility

- The NDIS will explore all possible housing solutions and supports, before SDA eligibility can be determined and included in your plan.
- The level of support provided is based on reasonable and necessary as determined through the planning process.
- If you are deemed eligible, the NDIS can provide support to help find a suitable SDA home.
- The plan will identify the specific design category, building type and location they will receive funding for (these variables do impact on the amount of funding for SDA that is provided).
- If you are deemed ineligible, then the NDIS may be able to help you access other housing related supports (e.g. assistance with daily tasks, support coordinators, employment support, assistive technology, etc.).
- The NDIA will use any assessments including: activities of daily living, functional capacity assessments, and/or a behaviour assessments.
## SDA Housing Design Category

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>Description</th>
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<tr>
<td><strong>Improved Livability</strong></td>
<td>Housing to improve ‘Livability’ with reasonable physical access and enhanced provision for people with sensory, intellectual or cognitive impairment</td>
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<tr>
<td><strong>Fully Accessible</strong></td>
<td>Housing designed to incorporate a high level of physical access for people with significant physical impairment</td>
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<tr>
<td><strong>Robust</strong></td>
<td>Housing incorporating a high level of physical access provision and very resilient, reducing reactive maintenance and risks to the participant and community.</td>
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<tr>
<td><strong>High Physical Support</strong></td>
<td>Housing incorporating a high level of physical access for people with extreme functional impairment requiring very high levels of support.</td>
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Estimates of SDA demand

- Approximately 28,000 participants may be eligible for SDA
- Most participants will utilise ILO and SIL supports rather than SDA
- SDA Model will stimulate a market of innovation and supporting solutions
Identifying housing solutions

Participant identifies a housing related goal

NDIS funds supports to consider and explore options

Evidence is provided to NDIS (history, assessments and recommendations)

Consideration of reasonable and necessary supports including eligibility for SDA

Supports funded in NDIS plan

- Support coordination to assist with sourcing housing solutions
- Allied health professional assessments to identify individual support needs

- Extreme functional impairment and/or very high support needs
- Other housing solutions alone will not assist with meeting needs
Who can assist in identifying suitable Housing solutions

• The participant and/or their informal support network
• Support Coordinators
• Local Area Coordinators (LACs)
• Allied Health Professionals

Your Local Area Coordinator in this area is the St Vincent de Paul Society
Role of Support Coordination

• Support implementation and identify options for all supports in the plan, including informal, mainstream and community, as well as funded supports.
• Strengthen and enhance the participant’s abilities to coordinate supports and participate in the community, reach decisions and develop agreements with support providers.
• Ensure mainstream services meet their obligations (i.e. housing, education, justice, health).
• Build capacity of the participant to achieve greater independence, self-direct supports in the longer term and understand funding flexibility.
• Be available – to ensure new support arrangements endure and in times of ‘crisis’.
• Provide NDIA with reports on outcomes and success indicators within agreed reporting frequency.
The role of the Support Coordinators in exploring Housing Options

Collate all supporting information including assessments and provide a final report to the NDIA and include the following information:

1. Identified suitable housing solutions and support needs. If SDA has been identified, consider SDA Rule 4.3 – determining the design category.

2. Advise of any completed housing applications.

3. Complete a life transition plan: identify likely supports required to ensure a smooth transition into the identified housing solution.

4. Complete a capacity building/skill development plan, identifying likely supports required in preparation for greater autonomy and independence within the identified housing solution.

5. Where applicable, justification for inclusion of additional R&N funded supports to meet the identified housing solution, including an estimation of required hours and advise how the expected outcomes will be met and how they will be measured.
Your role as a Allied Health Practitioner and exploring Housing Options

• Allied Health may need to be engaged to support the participant with determining suitable housing and support needs.

• Assessments are required to inform reasonable and necessary decision making and must be undertaken by suitably qualified practitioners, including: Occupational Therapist, Psychologist, Physiotherapist and Speech Therapist

• A comprehensive assessment of independent living skills, physical, sensory, neurological, cognitive and communicative needs, functional abilities and support needs may need to be undertaken. Not all of these assessments are required for every participant AND previous assessments may be suitable to use

• Assessments will identify and detail any risks to the participant or others, and will identify skill development and capacity building opportunities.

• Participants may require various assessments to determine their functional abilities and the support they may require to assist transition to alternate accommodation once a housing solution has been identified.
Type of Information for inclusion in Functional Assessments

• What types of housing solutions and support needs have been considered/tried in the past and why were they unsuitable.

• The identified housing solution and/or supports will assist to facilitate the participant’s independence, social and economic participation.

• What are the risks to the participant’s current living arrangement, informal care support, level of independence, social and economic participation.

• Provide recommendations to mitigate any potential risks including how the recommended housing solution will mitigate these identified risks.

• Identify suitable interventions, programs, strategies or skill development/capacity building opportunities that will enhance the participant’s ability to maintain their current living arrangement, support them until a suitable home or dwelling becomes available.
Type of Information for inclusion in Functional Assessments

• How will capacity building and skill development programs for the proposed housing solution be monitored and progress provided in relation to the participant’s progress/ measurable outcomes.
• Identify the participant’s housing and support needs considering their capacity to live with others, behaviours of concern, physical, cognitive and sensory support needs, proposed and previously funded home modification and aides/equipment.
• Consider any additional support needs that may be required as a result of the recommended housing solution and risks e.g. choice of location may result in social isolation from community, informal support network, and local services and supports.
• Identification of ‘best fit’ providers to match individual participant needs and assist the participant to pursue goals and objectives in their plan. I would include the skills and training requirements of the support staff.
Further Updates and Resources

• Development of Guidelines around getting consistent information on the Functional Capacity Assessment Reports to ensure we are getting the correct information
• Pilot Projects
• NDIS website:
  – Housing and the NDIS
  – Providers SDA
  – Independent living options
Contact us

For more information, please contact:

📞 1800 800 110
🌐 www.ndis.gov.au
✉️ community.engagement.nsw@ndis.gov.au

For people with need help with English:

💬 TIS: 131 450

For people with hearing or speech loss:

📞 TTY: 1800 555 677
📞 Speak and Listen: 1800 555 727
Thank you