# Slide one

## SDA Update Meeting with NDS: Issues Facing SDA Providers in Victoria

Tuesday 2 March 2021 (2.00pm – 3.00pm AEDT)

# Slide two

## Agenda:

Welcome and Introduction by Sarah Fordyce, State Manager Victoria, NDS

Issues Facing Providers in Victoria by Heidi Cheung, Senior Policy and Projects Officer, Quality and Safeguarding, NDS

SDA Data and Insights by Joseph Connellan, Director of MC Two Pty Ltd

Group Discussion: All (Facilitated by Sarah Fordyce)

Next Steps by Sarah Fordyce

* Upcoming Survey
* SDA Advisory Group Meeting scheduled for 5 May 2021 from 2.00pm – 3.00pm AEDT

# Slide three

## SDA Update Meeting: Issues Facing SDA Providers

Heidi Cheung, Senior Policy and Projects Officer, Quality and Safeguarding

National Disability Services

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## Background – What we already know?

* All SDA providers must be registered with the NDIS Commission
* An SDA provider does not need to own the dwelling, but must have a written acknowledgement that the owner approves the dwelling to be enrolled as SDA
* An SDA provider can deliver other services (SIL) and must have robust conflict of interest policies and strategies in place
* In July 2019, SDA residential agreements became part of the Residential Tenancies Act 1997
* If your SDA has been regazetted by DHHS, the rules and duties set out in the Disability Act 2006 still apply to existing residential statements

# Slide five

## Key Issue 1

Q: If a house has three residents with SDA, and one applies for a vacancy but does not have SDA, is the provider able to offer them the vacancy? Can one house accommodate a combination of SDA residency agreements and a residential tenancy agreement?

A: A house cannot have two different agreements.

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## Key Issue 2

Q. If someone's application for SDA has been rejected as they are deemed ineligible, yet their intellectual disability compromises capacity to independently sign a tenancy agreement, are there clear instructions on how to proceed?

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## Key Issue 3

Q: How should the SDA provider manage multiple services entering the property, ensuring safety of other occupants (e.g. fire, health, physical danger)? Or is this the responsibility of the onsite SIL provider?

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## Key Issue 4

Q: Should SIL providers pay occupancy fees?

A: No

The On-site Overnight Assistance (OOA) is funded through the NDIS Participant’s plan to the SDA provider. Hence, the SIL provider should not pay rent or other expenses relevant to occupancy.

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## Key Issue 5

Q: Is there any circumstance in which a resident of a supported residential service (SRS) can use their NDIS funds to contribute to their rent/fees payable to the SRS? A: NDIS participants are responsible for their day-to-day living costs including rent. There are some limited circumstances where the NDIS may contribute to these costs. See the [NDIS Home and Living webpage](https://www.ndis.gov.au/participants/home-and-living) for more information

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Thank you

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## SDA Overview – Victoria

Data and Insights by Joseph Connellan, Director, MC Two Pty Ltd

Decorative image omitted.

# Slide twelve

## This Presentation

Purpose: To provide insights into NDIS SDA Data about Victoria

Joseph Connellan, [MC Two Pty Ltd](http://www.mctwo.com.au):

* Joseph is a consultant who focuses on developing better housing and services to people with disability.
* Joseph operates in all Australian States and Territories.
* MC Two provides analysis, advice and education
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## Data Overview – Victoria

* Target 7,200 SDA places (plus vacancy capacity).
* 16/17 there were 5,270 people living in SDA-like (but 4,260 estimate existing SDA +24 per cent).
* Growth was 2,940 (but NDIS has expanded and continuation of support added).
* 5,128 with SDA in plan (but 60 seeking to move) and 258 seeking access (fewer to move).
* 5,204 existing places plus 588 new (small level of growth).
* 2,536 places in InKind (Large Victorian Government portfolio but many places not enrolled).
* Summer Foundation reported development pipeline of 478 (NDIS reporting 88 places).

This slide contains a bar graph which provides an overview of SDA Status and Trends in Quarter 2 of 2021 in Victoria. The bar graph shows that:

* In 2016/17, Australian Institute of Health and Welfare data indicated that around 5,000 persons with disability resided in group homes, while a much smaller number resided in hostels, small residential/institutional places and large residential/institution places.
* The Productivity Commission identifies over 4,000 existing SDA residents in Victoria and projects this to grow to over 7,000 persons.
* Of the participants with SDA, the vast majority are not seeking change to their arrangements, while a small minority (60) are seeking different SDA accommodation. There is also a small number of NDIS participants who are seeking SDA in Victoria (258).
* There are over 3500 places in InKind.
* There are a number of SDA places in the pipeline (478 according to Summer Foundation Reporting, 88 according to NDIS data. The discrepancy between the two data points is explained by the fact that the Summer Foundation reported on SDA housing projects much earlier in the project pipeline).

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## Questions Comments

Joseph Connellan, [MC Two Pty Ltd](http://www.mctwo.com.au)

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Specialist Disability Accommodation (SDA) SA3 Market Reports

Published ABS Statistical Area 3 (SA3) data provides valuable insights into status and trends into individual SDA markets of between 30,000 and 130,000 people.

The report will cover:

* Data sources
* SA3 maps and population
* New and existing SDA
* Enrolled and In Kind SDA
* Dwellings and Places
* Types and Design Categories
* Participant Status and Places Sought

Includes a 30 minute online presentation

Contact Joseph Connellan of MC Two to book. Mobile 0438 388 444 or email joseph.connellan@gmail.com

Cost is $825 including GST

This slide contains a clipart cartoon image of a map.

## Slide fifteen

### Group Discussion

## Slide sixteen

### National Disability Services

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