

# National Disability Services SDA Reference Group

7 July 2021  
2pm – 3pm AEST

# Agenda

- **Welcome and Introductions**  
Sarah Fordyce, State Manager Victoria, NDS
- **Victorian Update and Other Business**  
Sarah Fordyce, State Manager Victoria, NDS
- **Policy Update**  
Philippa Angley, Head of Policy, NDS
- **SDA Data and Insights**  
Clare Hambly, Policy and Projects Officer, Quality and Safeguarding
- **SDA Issues**  
Heidi Cheung, Senior Policy and Projects Officer, Quality and Safeguarding
- **Interactive Group Discussion**

# Victorian Update

Sarah Fordyce, State Manager Victoria, NDS

# Some of the 'hot' issues

- Monitoring vaccine rollout; moves re mandatory vaccinations
- Impact of recent lockdown and current COVID-19 situation
- Support for (potential) COVID-19 positive participants
- Need for traffic light clarity re government directions re COVID-19
- Widespread workforce shortages biting; aggravated by NDIS Checks
- New voluntary Worker Registration has commenced
- Impact of NDIS reforms and cost curbing => contributing to very dynamic market for disability services

# Policy Update

Philippa Angley, Head of Policy, NDS

# NDS Consultation on NDIS Home and Living Policy

Tuesday 20 July 2021: 11:30am – 12:30pm



[Register Here](#)

# NDIS Q3 SDA Data and Insights

Clare Hambly, Policy and Projects Officer,  
Quality and Safeguarding

# SDA Participant and Provider Stats



5,195 of the 120,375 Victorian NDIS participants have SDA funding (4.3%)



There are 15,842 participants with SDA across the scheme, making up 3.5% of scheme participants.



There were 53 active SDA providers in 2020-21 Q3 in Victoria



# SDA Dwelling Stats (Victoria) as at 2020-21 Q3

- There are 789 SDA dwellings in Victoria, noted in Q3 2020-21 report.
- Total Number of Dwellings by Design Category (VIC):

Basic	Improved Liveability	High Physical Support	Robust	Fully Accessible
262	178	213	50	86

- Number of Dwellings by Max Occupancy (VIC):

1	2	3	4	5	6+
278	123	90	53	156	90

# SDA Demand in Victoria

## Number of participants with identified SDA needs by status:

- In SDA Dwelling: 4,855
- In SDA dwelling, seeking alternative: 340
- Not currently in SDA, seeking dwelling: 472

## Areas with highest numbers of participants seeking SDA dwelling:

- Melbourne – Outer East (51)
- Melbourne – South East (65)
- Mornington Peninsula (48)
- Geelong (40)

# Participants Seeking SDA by Design Category (VIC)

Improved Liveability - 315

High Physical Support - 176

Robust - 60

Fully Accessible - 130

Unknown - 131

# SDA Issues and Insights

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

# SDA Issues Summary

1. Implications for SIL Providers with gazetted properties (eg. Double audits)
2. Relationship between SDA Design Standard and Building Code of Australia
3. Fire safety requirements and SDA rentals for more than 2 unrelated people
4. Delays in NDIA SDA and SIL allocation => more vacancies
5. Mismatch between what's being built and what's being funded under SDA
6. Access to SDA supply and demand data
7. Issues with DFFH collaboration agreements with SIL providers
8. Limitations on tenancy options in Victoria
9. Housing for TAC and other non-NDIS funded clients
10. NDIS cost reduction impacting on SIL pricing and ratio allocation
11. Planning for potential Covid-19 positive participants in SDA

# Issue 1. Implications for SIL Providers with gazetted properties, including audits under the DFFH Standards and the NDIS Commission Standards

Some SIL providers operating under the DFFH-gazetted properties are subject to the regulatory requirements of the Disability Act 2006 in addition to the requirements of the national Quality and Safeguarding Framework.

## Issue 2. Relationship between SDA Design Standard and Building Code of Australia

There is ongoing ambiguity and confusion around classification of buildings under the Building and Construction Code, the SDA Design Standard and the AS 1428.1 Australian Disability Standard. These are not well aligned.

## Issue 3. Fire Safety Requirements and SDA Rentals for More Than Two Unrelated People

The NDIA SDA Design Standard does not align well with the Building Code of Australia, and it appears different surveyors are interpreting the class of dwelling differently. This has an impact on expected fire safety requirements and SDA rentals.



## Issue 4. Delays in NDIA SDA and SIL Allocation leading to more SDA Vacancies

Providers report multiple SDA vacancies which are arising in part because many participants requiring SDA accommodation are not receiving SDA in their plans. There are also delays in participants receiving SDA and & SIL allocations from the NDIA, resulting in vacancies. There are inconsistent decisions from the NDIA Housing Panel assessment.

## Issue 5. Mismatch of What's Built and What's Funded under SDA

There appears to a significant mismatch between demand for disability housing and the type of SDA being built. This is occurring across Australia, and appears to relate to the NDIA price drivers for developers being out of kilter with participant demand.

## Issue 6. Access to SDA Demand and Supply Data

The issue of accurate and timely data to inform investors and SDA providers has been a major issue raised on multiple occasions with the NDIA.

# Issue 7. Issues with DFFH Collaboration Agreements with SIL Providers

At the SDA Reference Group on 5 May 2021 SDA and SIL Providers raised concerns about the DFFH Collaboration Agreements with SIL Providers. Many providers have not yet signed an agreement due to widespread concerns about certain aspects, as detailed in this NDS news update: [DFFH collaboration agreements with Victorian SIL providers \(nds.org.au\)](https://www.nds.org.au/news/dffh-collaboration-agreements-with-victorian-sil-providers)

## Issue 8. Limitations on Tenancy Options in Victoria

Current Victorian legislation dictates a dwelling cannot have occupants on both the SDA Residency Agreement and Residential Rental Agreement. Under the RTA, higher level tenancy protections are only available to SDA residents when they live with other SDA residents, under a Part 12A lease. This situation is at odds with contemporary directions which encourage people with disabilities to have choice on who they live with.

## Issue 9. Housing for TAC-Funded Clients or Others without SDA Funding that have a Significant Disability

Concerns on properties with TAC funded clients or others without SDA funding able or unable to cease being gazetted under the Disability Act 2006.

# Issue 10. NDIS Cost Reduction impacting on SIL Pricing and SIL Support Ratio Allocation

SIL providers are concerned about the impact of NDIS cost curbing measures on SIL services, and argue that the NDIA does not appreciate shared components for people in SIL. The delays in settling issues in SIL can cause distress for NDIS participants and heighten direct costs for SIL providers.

# Issue 11. COVID-19 Positive Scenario in SDA

A pressing issue requiring urgent consideration by the sector and government, particularly now that we are aware of aerosol transmission and the Delta strain of the virus.



# Other Business

# Meeting Close

Next Meeting: 8th September, 2pm - 4pm

[Register here](#)