

Specialist Disability Accommodation (SDA) & the National Disability Insurance Scheme (NDIS)

National Disability Services Limited (NDS) believes that the information contained in this presentation is correct at the time of publishing, April 2020. NDS reserves the right to vary any of the content without further notice. The information provided in this presentation should not be relied on instead of other legal, medical, financial or professional advice.

This resource was developed with thanks to the Victorian Government and is tailored to the Victorian operating environment.



This presentation will explore:

- What is SDA?
- The SDA design categories
- SDA pricing
- What is an SDA provider?
- Dwelling enrolment
- Steps to providing SDA
- SDA funding decisions
- Assessing SDA eligibility
- SDA and SIL
- What does it all mean for the SDA participant?

What is SDA?

- SDA is the 'bricks and mortar' capital component of disability accommodation supports
- New build SDA is designed and built for the purpose of meeting the needs of people with complex disability support requirements and refers to accommodation for people who require specialist housing solutions
- Not all people with disability will require an SDA housing response to meet their accommodation needs. The NDIA estimate 6.1% of scheme participants will require SDA
- When a person is eligible for SDA, the NDIA will include funding in their NDIS plan
- In Victoria people living in Shared Supported Accommodation (SSA) had their accommodation grandfathered to SDA and became automatically eligible to receive SDA relative to the design category of the dwelling they live in

What are the SDA design categories?

Until 1 July 2021, dwellings may also be enrolled as Basic Design



Improved Liveability

Housing that has been designed to improve 'Liveability' by incorporating a reasonable level of physical access and enhanced provision for people with sensory, intellectual or cognitive impairment.



Robust

Housing that has been designed to incorporate a reasonable level of physical access provision and be very resilient, reducing the likelihood of reactive maintenance and reducing the risk to the participant and the community.



Fully Accessible

Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment.



High Physical Support

Housing that has been designed to incorporate a high level of physical access provision for people with significant physical impairment and requiring very high levels of support.



SDA pricing

SDA pricing is set by the SDA Price Guide and determined with the following considerations:

- SDA design category and build
- Location factor
- Other additional features like sprinkler systems

What is an SDA provider?

- All SDA providers must be registered with the NDIS Quality and Safeguards Commission
- An SDA provider may or may not own the dwelling and include:
 - private landlords
 - family members of people with a disability
 - organisations (not-for-profit or for-profit)
- An SDA provider will charge controlled rent directly from each participant
- An SDA provider will receive funding from the NDIA for each eligible participant
- These funds are a contribution to the cost of capital and to associated business activities/costs relevant to the delivery of SDA
 - Tenancy arrangements
 - Property maintenance
 - Vacancy procedures
 - Etc.

Dwelling enrolment

The [SDA Rules](#) (2016) outline the criteria for a dwelling to be able to be enrolled:

1. Must meet the minimum conditions
2. Must be either a New Build, Existing Stock or Legacy Stock
3. Must satisfy relevant density restrictions
4. The registered provider must hold any required written certification
5. The registered provider must also hold a certification that the dwelling meets relevant building codes and laws.

Steps to providing SDA

Step 1: Become an approved NDIS Registered Provider

Step 2: The SDA registration group must be approved and added to your NDIS registration

Step 3: Each of your individual SDA dwellings must be able to be enrolled (in that they meet all requirements), and be enrolled with the NDIA

Step 3: A participant with SDA in their plan must reside in the dwelling with a written service agreement in place

For further information about all of these steps go to [SDA Pricing and Payments](#)

SDA funding decisions

- Plan decisions are made according to the NDIS Act (2013) and the SDA Rules (2016)
- Where a participant is eligible for SDA, the NDIA considers participant goals and preferences, including any preference to live alone
- Value for money is also considered
- Once a participant has an appropriate SDA budget, they can approach the market and exercise their choice of provider

Assessing SDA eligibility – an internal process

Planners will prepare a Proforma for the internal SDA Panel which contains:

- Facts about the person's eligibility for SDA funding, taking account of:
 - Their extreme functional impairment or very high support needs
 - How this impacts on their lives particularly on the domains of mobility, self management and self care
 - Their housing goals and preferences
- A compilation of other information/reports that provide the evidence (**not recommendations for SDA eligibility from external parties**) which enable the SDA Panel to make consistent recommendations about NDIS participants eligibility for SDA funding

Assessing SDA eligibility– an internal process

The SDA Panel:

- meets weekly to make recommendations on SDA eligibility
- comprises Service Delivery delegates and housing policy experts

A recommendation will be sent back to Service Delivery (Planners) within five weeks of receipt of the Proforma

Planner teams will then action the recommendations as required

SDA and SIL

- Supported Independent Living (SIL) refers to daily personal supports
- The delivery of SDA and the delivery of SIL are separated under the NDIS
- A provider may deliver both supports to the same individual with stringent conflict of interest policies and practices in place
- SDA and SIL providers will have a close working relationship with roles and responsibilities established through a robust collaboration agreement
- There may be instances where more than one SIL provider is operating in a single SDA dwelling
- Perceived and actual conflict of interest must be managed
- Exclusive relationships are against the NDIS Practice Standards
- All NDIS service providers are bound by Australian Consumer Law

I am an SDA participant, what does this mean for me?

- Your housing and supports are separated and may be delivered by separate organisations
- The payment of rent and the payment of board are separated (if applicable)
- You will have a tenancy agreement with your SDA provider which is in line with the Residential Tenancies Act. This will replace your residential statement
- You will have a service agreement with your SIL provider for direct support
- Your SDA and SIL provider will work closely together and have a collaboration agreement specific to your dwelling and your support requirements
- You do not have to access service from the same SIL provider as the other people living with you
- The SDA provider cannot determine the SIL provider you engage
- You have the choice to use and pay for board items like furniture and internet

Got a question? Ask now! [nds.org.au/helpdesk](https://www.nds.org.au/helpdesk)

For all of your questions

- NDIS
- SDA/SIL
- NDIS Quality and Safeguards
- www.nds.org.au/helpdesk
- [Helpdesk Hyperlink](#)





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