Navigating Disability Housing in the NDIS Context: Unpacking SDA, SIL, and Victorian regulatory requirements
Welcome

• The changing landscape of disability housing
Agenda

- 10:20am – Pascale Dreyer (NDS)
- 10:30am – Toni McInnes (NDIA)
- 10:50m – Peter Beaumont (DHHS)
- 11:05am – questions
- 11:40am – Morning Tea
- 12:00pm – Joseph Connellan (MC Two Pty)
- 12:15pm – Stephanie Worsteling (NDS)
- 12:30pm – Court Walters (Araluen)
- 12:45pm – questions
- 1:15pm – Lunch
- 2:15pm – Dr George Taleporos (Summer Foundation)
- 3:00pm – Arthur Rogers (DPC)
The entwined nature of housing and the Victorian regulatory environment

National Disability Services
Pascale Dreyer
Transition of disability housing & supports

• Disability housing in Victoria was previously funded as an integrated model of support and accommodation, reflected in the term ‘supported accommodation’

• NDIS funding model separates the delivering of disability housing into two different support types
  • Specialist Disability Accommodation (SDA)
  • Supported Independent Living (SIL)

• Existing quality and safeguards remain in place during transition
The split between SIL & SDA

- The SDA Position Paper (June 2016) states: ‘the Agency expects SDA and SIL to be separable and ultimately separately provided.’
- There is a recognition that there will be a transition period. As a result providers delivering both SIL and SDA will need to:
  - Provide the participant with separate Service Agreements
  - Have a robust conflict of interest policy in place

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<tr>
<th>Specialist Disability Accommodation</th>
<th>Supported Independent Living</th>
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<td>• Accommodation &amp; tenancy management</td>
<td>• Direct support e.g. personal care supports</td>
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<td>• Property maintenance and repairs</td>
<td>• Support to manage household tasks e.g. meal preparation</td>
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Specialist Disability Accommodation

- Intended to stimulate growth and investment in disability housing
- Anticipated that only 6% of NDIS participants will be eligible
- There are continuity of support arrangements for participants who are non-eligible for SDA living in existing group homes
- Eligibility requirements include:
  - extreme or complete functional impairment due to disability
  - very high support needs (including housing needs)
  - suitable alternative supports and pathways have been considered
Transitional quality & safeguards

- Disability Act (2006) & considerations when delivering a Residential Service
- Quality & safeguards imposed via support provider (SIL)
  - Required to have a Residential Statement in place
  - Responsible for duties of a ‘landlord’, such as maintenance and repairs, providing notice to vacate and offering residency
- Fire safety management, including compliance of building
- Compliance with vacancy management policy
New policies & processes

- NDIA: SDA dwelling types, registration & enrollment
- DHHS: Offering Residency in Specialist Disability Accommodation: Policy and Standards
- DHHS: Sample Collaboration Agreement
- DHHS: Department of Health and Human Services’ Building Code of Australia requirements for fire risk management in NDIS Specialist Disability Accommodation in Victoria – Summary guidelines (pending)
What does this mean?

- SDA and SIL providers must have an understanding as to whether or not the dwelling and service is defined as a ‘residential service’
- SIL will be provided in non-SDA, these may or may not be defined as ‘residential services’
- SIL providers must determine their approach and relationship with SDA providers to meet their obligations under the Disability Act 2006
- SDA providers must understand how obligations of a SIL provider impacts on their dwellings and build requirements
THANK YOU

NDS VIC
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Toni McInnes, A/G Director Housing, NDIA
Peter Beaumont, DHHS
Joseph Connellan, MC Two
Housing for People with a Disability in the NDIS Context

Joseph Connellan MC Two Pty Ltd

18th October 2017
Topics

1. SDA overview & growth in Victoria
2. Developer & investor experiences
3. Non SDA Housing
1. SDA overview & growth in Victoria

SDA Definition

- Housing for NDIS participants with high support needs
- Usually require overnight support ($120k pa +)?
- Only 6% will be eligible for SDA
- Fund new & existing SDA properties
- Will fund existing & new, recurrently & commercially
- Rate from $4k to $104K per person pa for housing (not support)

NDIS is committed to:

- Separation of Housing & Support
- Choice of Provider
Vic Government Shared Support Accommodation (SSA)

Victorian Government is a dominant player in SDA & SIL

SDA/SSA Ownership Vic

- Vic Govt, 75%
- Disability NGOs (Combined), 15%
- Housing NGOs, 10%

SDA/SSA Management Vic

- Vic Govt (Combined), 50%
- Disability NGOs (Combined), 40%
- Housing NGOs, 10%
SDA Growth in Victoria

Numbers still emerging
Possibly growth in Victoria only 1,500 (Still a lot)
SDA Growth & Demand in Victoria

Demand from:
- Younger people in Residential Aged Care
- People living with Ageing Carers
- In respite
- In/exiting child protection

Projected growth will be mainly in Villa/Apartments not Group Houses
2. Developer & investor experiences

SDA on current properties

- Enrolment happening
- Few receiving payment to date
- Vacancies emerging in “continuation of support” SDA
- Management transfer of existing SDA impeded by “market value” deductions from SDA i.e. less $s to SDA managers
- Collaboration agreements between SIL & SDA providers sample

New SDA

- Broadly being judged as commercially viable
- Lending
  - Big banks slow to lend due to
    - Short period of subsidy (5 years)
    - Specialisation of product (group houses)
  - Small banks are lending with low LVRs (which is OK)
- Shared SIL funding may limit/eliminate access to some SDA
- New developers, investors & builders beginning to emerge
Some Key Players

Victorian Government
• Biggest player
• Key SDA functions delegated to support providers
• Emerging pressure around the “Other 94%” (especially for Social Housing)

Housing Associations
• Key role for Housing Associations (HAs) e.g. Housing Choices & Community Housing and Housing Providers (e.g. Active Community Housing)
• HAs central to NSW system

Summer Foundation/Housing
• New Board for Summer Housing
• Published “Pathway to Mature Market” (with PWC)
• Set up www.thehousinghub.org.au – information & vacancies
• Seeking to identify current SDA supply (AHURI)
• Focus on SDA ..mostly young people in residential aged care
3. Non SDA Housing

100,000 NDIS participants in Victoria will live in diverse housing settings

The Other
94%

- Private Ownership (inc at home with parents & granny flats) 45%
- Private Rental 30%
- Public & Community Housing 15%
- High Needs non SDA 5%
- SDA
NON SDA Housing Options (con’t)

High Needs non SDA
• Can include people with $100,000 funding pa
• Better housing = More efficient & effective support
• Will support provider develop non SDA housing?
• Role for Supported Residential Services (SRSs)?

Accessing Public & Community Housing
• New waiting list structure & new access mechanism
• Victorian Disability Housing Register

Private rental
• Increasing roles for brokerage, lead tenant & headlease programs

Private Ownership
• Family funded housing
  • Small but increasing number funding own developments
  • Often poorly informed & resourced development process not delivering contemporary options
• Very valued Victorian Government Public Housing Movable Units Program
Things I have Learnt & Things To Do

Things I have learnt
1. Support requirement for SDA higher than SSA
2. EHOP may disappear in name but not function
3. Non Sleep Over (Continuation of Support) SDA houses may be hard to fill
4. Small banks happy to lend
5. Vacancy, at establishment & ongoing, is the Key Risk in SDA & SIL
6. Requirement for shared SIL may generate a vacancy in isolated SDA
7. Market likely to be highly segmented by type & location
8. Victorian Government has leadership for the non SDA (“the other 94%”)

Things to Do
1. Consider using SDA as catalyst to redevelop lazy property assets
2. Have broad conversations with new players
3. Look for State Government leadership
4. Watch key players like Summer Housing & Housing Associations
5. Understand what will happen to people on Disability Services Register
Things I am doing

1. Learning through doing
2. Talking to new people & joining new groups
3. Understand that communication is not always clear
4. Developing & providing training inc. Masterclasses
5. Assisting NGOs to look at property strategically

Questions/Comments
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Supported Independent Living (SIL) Quoting Policy Framework

National Disability Services
Stephanie Worsteling
Context

- NDIS Trial 2013-16 – Most providers were happy to accept plans with SIL benchmark prices
- NDIS 1st year transition 2016-17 – Significant increase in providers submitting SIL quotes above benchmark
- NDIS 2nd year transition 1 July 2017 – New policy which requires providers to submit SIL quotes for all participants
Providers’ experience

• Most SIL quotes are being approved at benchmark prices
• SIL quotes above benchmark require evidence for a higher level of support.
• Approval timelines vary – it appears to be improving
• Communication from the Agency has been inconsistent
• Organisations experiencing cashflow issues have had a Service Booking created by the Agency at the SIL benchmark price to allow providers to claim – this practice is inconsistent
Provider tips

• Read the SIL Pack Training Guide & FAQ
• Calculate a SIL quote based on the annual number of hours using the relevant support line items from the price guide
• Both SIL quoting templates must be complete and contain consistent information
• Confirm the quote has been received
• The SIL quote should reflect staff rosters, or a justification of additional hours with evidence
• When the quote is approved, check whether other relevant supports are included in the plan
Provider considerations

- If participants have an interest or plans to go on a holiday, they need to discuss this in the planning session
- Understand if there is a gap between what it costs your organisation to deliver SIL for each individual and the SIL funding approved by the Agency, eg transport.
- Review your staff to understand whether shift finish times attract loadings / penalty rates for the whole shift
Submitting quotes

• Submit individual quotes, even if you are submitting quotes for multiple residents in one house
• NDIA SIL Quote email addresses:
  • Vic West – vicwestsil@ndis.gov.au
  • Vic North – silquotes.vicnorth@ndis.gov.au
THANK YOU

NDS VIC
Phone: 03 8341 4300
www.nds.org.au
Close