



National Disability Services

NDIS Specialist Disability Accommodation (SDA)

NDS SDA Regional Sessions

As of 4th May 2017

Welcome

Introduction

- Session Structure
- About Specialist Disability Accommodation (SDA)
- Housing of People with a Disability
- NDIS Rollout Environment
- Victorian Government Owned SSA/SDA

Foundation & Working Documents

Existing Properties

- For Immediate Action
- Develop
- To Monitor & Understand

New SDA developments

- SDA Growth nationally & in Victoria
- SDA Growth - Good News/Bad News/Possible Strategies

Questions & Comment

Session Structure

Objectives

- Provide information about Specialist Disability Accommodation (SDA)
- To answer questions (with followup if required)

Joseph Connellan (MC Two Pty Ltd)

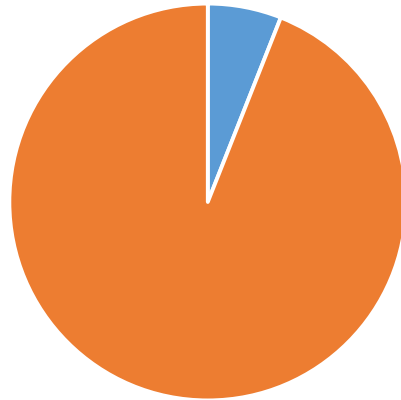
- 30 years in not for profit housing & disability services
- Last 10 years consulting to NGOs/Government
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About Specialist Disability Accommodation (SDA)

Definition

- SDA is housing for NDIS participants with high support needs
- SDA usually require overnight support (\$120k pa +)
- Only 6% of NDIS recipients will be eligible for SDA
- NDIS will recurrently fund new & existing SDA properties

SDA Vs Non SDA



Growth

- Victoria's Shared Supported Accommodation (SSA) is 6,500
- National SDA from 14,000 people to 28,000 by 2022
- Victoria can expect about 25% (7,000 places)
- Not all SSA properties can be registered as SDA ("Legacy")
- Not everyone in SSA today would qualify for SDA

SDA Details

SDA Annual payment

- from \$4k (old) to \$105k (new) per person per annum

5 design categories

- Basic, Improved Access, Fully Access, Robust & High Physical

4 building types

- Apartment, Villa / Duplex /Townhouse, House & Group home

Configuration

- No more than 5 people in a single SDA dwelling
- 1 & 2 person units on single parcel of land = no more than 15
- 3, 4,5 person units on single parcel of land = no more than 10
- “Intentional communities” exemption
- Non compliant properties limited term lesser funding “legacy”

Price adjusted for

- Geography
- For additional features e.g. sprinklers

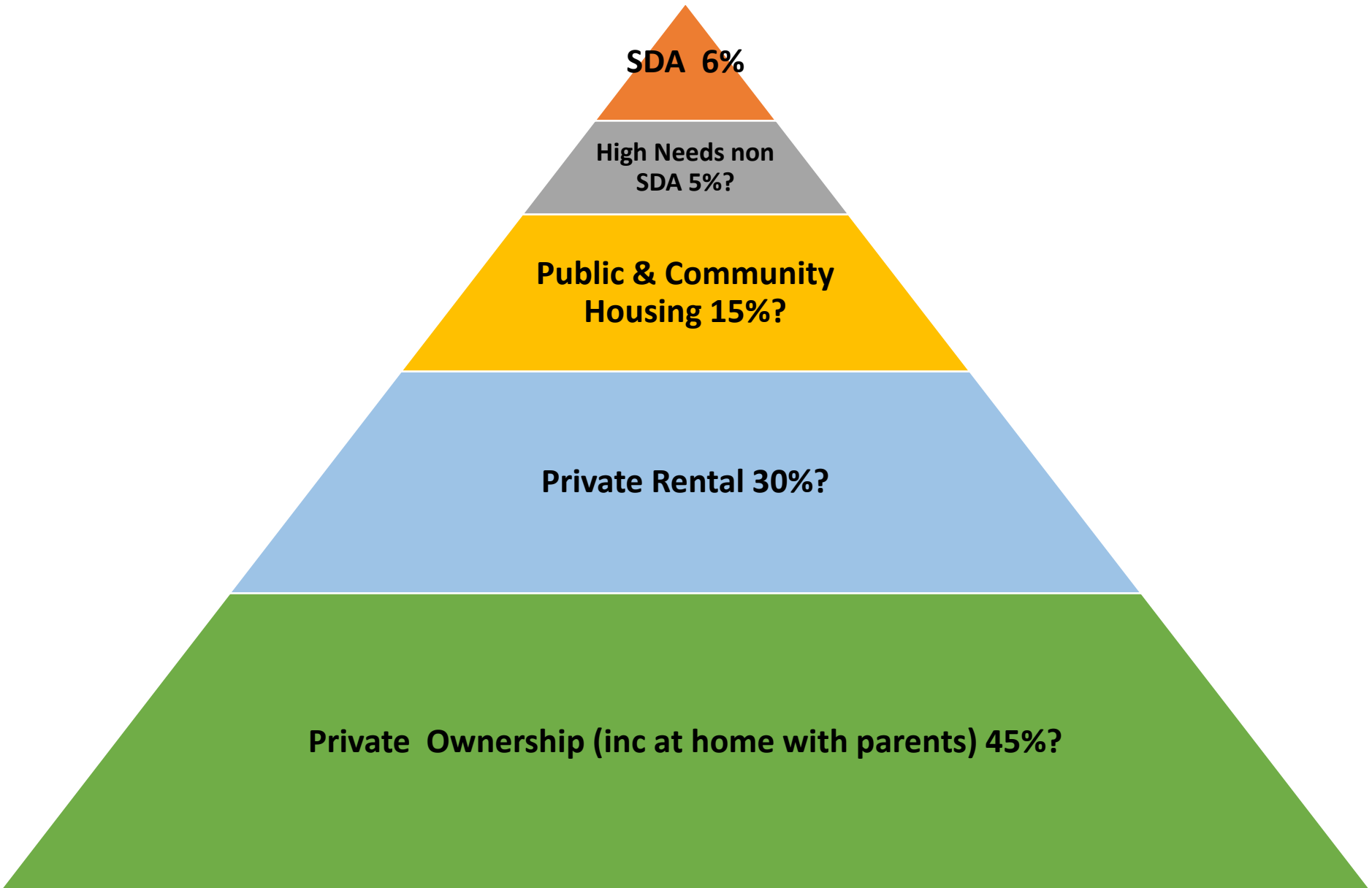
SDA Payment

To receive SDA payment

- ✓ Enrolled SDA Property (meets NDIS Standards)
- ✓ Property meet DHHS Standards
- ✓ Has an appointed SDA Manager
- ✓ Managed by Registered SDA Provider
- ✓ NDIS Recipient have SDA in their Plan
- ✓ Participant occupying SDA property
- ❖ Paid at rate of NDIS Participant (not SDA Property)

Housing of People with a Disability

People with a disability live in diverse housing settings



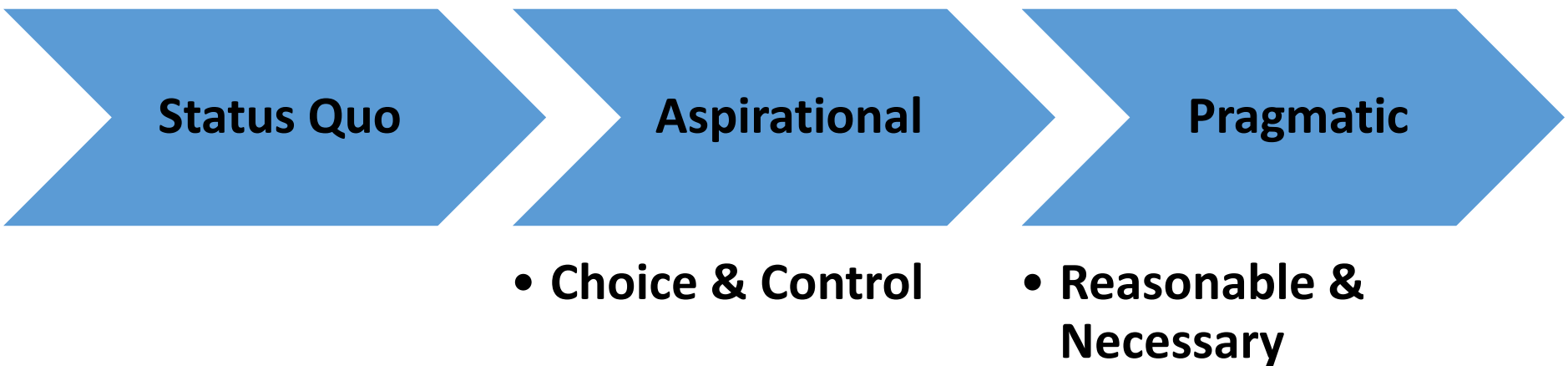
Working in a NDIS Rollout Environment

NDIS is combining development & rollout

- Process is very ambitious & is hitting some impediments
- Urgent issues overwhelm important issues (which are often slow to resolve)
- Housing coming onto agenda now

NDIA in Transition

- New Board, New CEO, Price Review, State Govt Assertiveness

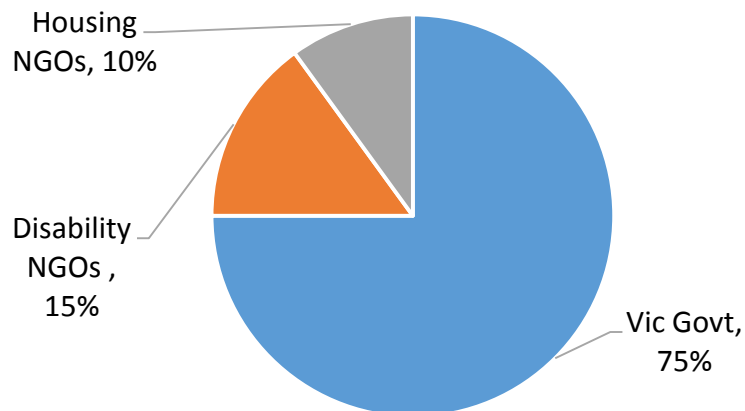


Victorian Government Owned SSA/SDA

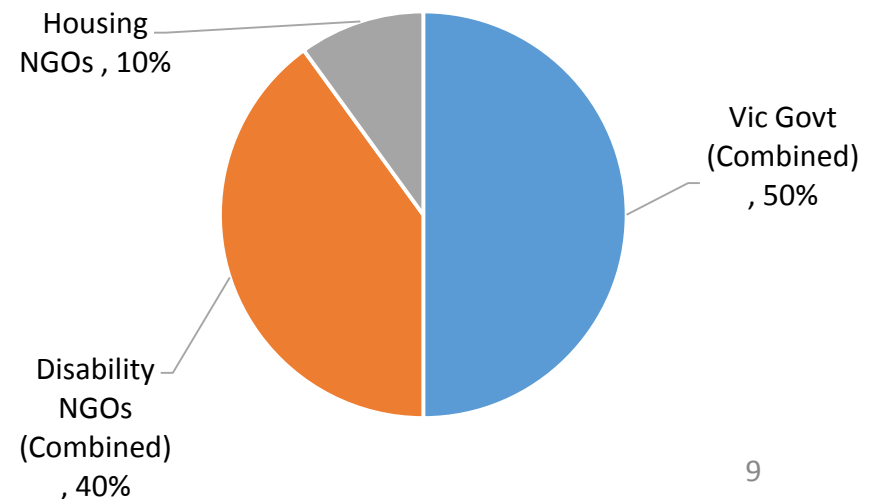
Current Victorian Shared Support Accommodation (SSA)

- 1,000+ group homes (with 5,150 beds) mostly CRUs
- Mainly 4 br or 5 br but some 8 br
- 75% are Vic Govt owned (with a Govt equity in most of rest)
- 50% Govt support in combined Housing & Support
- Vict Govt has EOI out re SIL support provision
- No change to Vic Govt SDA announced
- NGO ownership is split - Disability NGO & Housing NGOs

SDA/SSA Ownership Vic



SDA/SSA Management Vic



Foundation & Working Documents

There are two types of documents:

- Foundation document (Provide background)
- Working Documents (Provide details)

About these documents:

- From both NDIA & Victorian Government
- Becoming clearer but some are still emerging or evolving

3.0 Next Steps - Existing Properties

For Immediate Action

a) Register as a SDA Provider

- Need to complete separate NDIS SDA registration process

- *References:*

NDIA Provider Toolkit Module 3 Terms of Business 30 March 2017 inc Specialist Disability Accommodation – Addendum to the Terms of Business for Registered Providers Updated 1 April 2017

b) **Recommended: Identify & review all SDA properties for Liveable Design, SDA & DHHS standards & upgrade pathways**

- Requires expert advice to synthesise requirements & opportunities

- *References:*

- *NDIA Specialist Disability Accommodation (SDA) Guide to Suitability*
- *Livable Housing Design Guidelines*

For Immediate Action (con't)

c) Enrol SDA Properties

- Needs to be undertaken by owner or nominee
- Form lays out requirements
 - obtained an occupancy certificate prior to 1 April 2016
 - house 5 or fewer residents (excluding support staff)
 - were primarily used as accommodation for people with disability with a significant functional impairment and/or very high support needs in the 12 months (or since the dwelling was constructed) to 1 July 2016
 - housed at least one resident that received disability related supported accommodation (or equivalent) payments from a State, Territory or Commonwealth government
- *Reference:*
 - *NDIS Price Guide Specialist Disability Accommodation*
 - *NDIA Dwelling Enrolment Form (SDA)*

Develop

a) **Develop Disability Accommodation Collaboration Agreement**

Needs to both conform to NDIA policy & meet Victorian Disability Act requirements

- Approved DHHS draft not yet released.
- *Reference:*

DHHS Draft Disability Accommodation Collaboration agreement between the SDA & support provider Sample agreements (coming soon)

b) **Separation of Housing & Support Practice**

- Policy becoming more flexible

Particularly for overnight support in group settings (*Reference:*

NDIA Specialist Disability Accommodation (SDA) Guide to Suitability 16 March 2017

c) **Develop SDA Service agreement**

- See Key elements list

NDIA Provider Toolkit Module 3 Terms of Business 30 March 2017 inc Specialist Disability Accommodation – Addendum to the Terms of Business for Registered Providers Updated 1 April 201

Develop (Con't)

d) Choice of Provider Practice

- Policy becoming more flexible
- Particularly for overnight support in group settings (houses & units)
- Reference:
 - NDIA Specialist Disability Accommodation (SDA) Guide to Suitability 16 March 2017

e) Reasonable Rent Contribution (RRC) & Board Setting Practice

- 25% of DSP plus 100% of CRA
- Similar to Social Housing rent
- Board - Any board must not exceed a maximum amount that is 50 per cent of the basic rate of the DSP plus 100 per cent of any Energy Supplement
- Reference:
 - NDIA Provider Toolkit Module 3 Terms of Business 30 March 2017 inc Specialist Disability Accommodation – Addendum to the Terms of Business for Registered Providers Updated 1 April 2017

Monitor & Understand

a) Release & Modification of Working Documents

- Keep up to date with new & updated working documents, polices & forms

b) Housing Assessment Process for potential SDA recipients

- Understand planning and access functions

c) Access & Allocations Processes

- SDA/SIL access are linked
- DHHS controlled process
- New SDA exemt with provisos

Priority to In Kind (Govt Owned) SDA with new opt out option

Summer Foundation is piloting new access mechanism in NEMA

d) Accessing Social (Public & Community) Housing

New waiting list structure & new access mechanism

- Victorian Disability Housing Register
- Most NDIS recipients eligible for Priority Access

Monitor & Understand (con't)

e) SDA management of Victorian Government Owned SDA

- DHHS to assume SDA role in Government owned NGO staffed SDA
- End of Disability Leasing Model (DLM)

f) Future of Victorian Government owned SDA

- Government has flagged exit from SIL
- What happens to Govt SDA?

g) SDA funding for existing SSA residents who do not meet SDA requirements

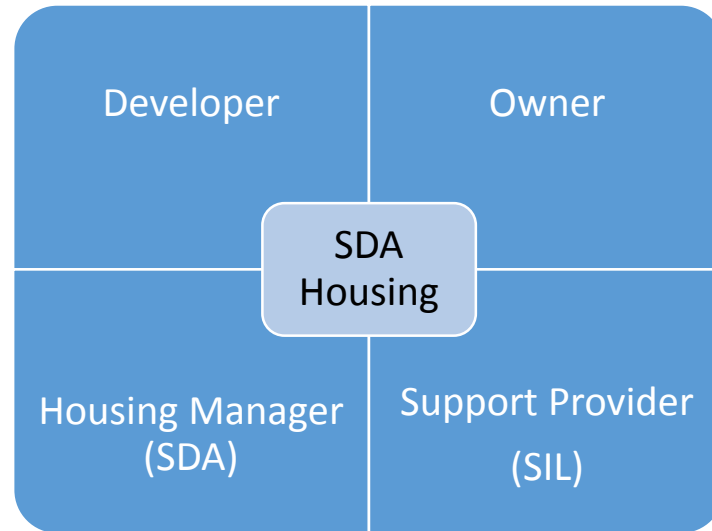
10%- 30% of current SSA residents would not qualify at entry into SDA

There are commitment to continuation of support

Current support is SIL not SDA

SDA Growth

- Developing & managing new SDA requires four roles

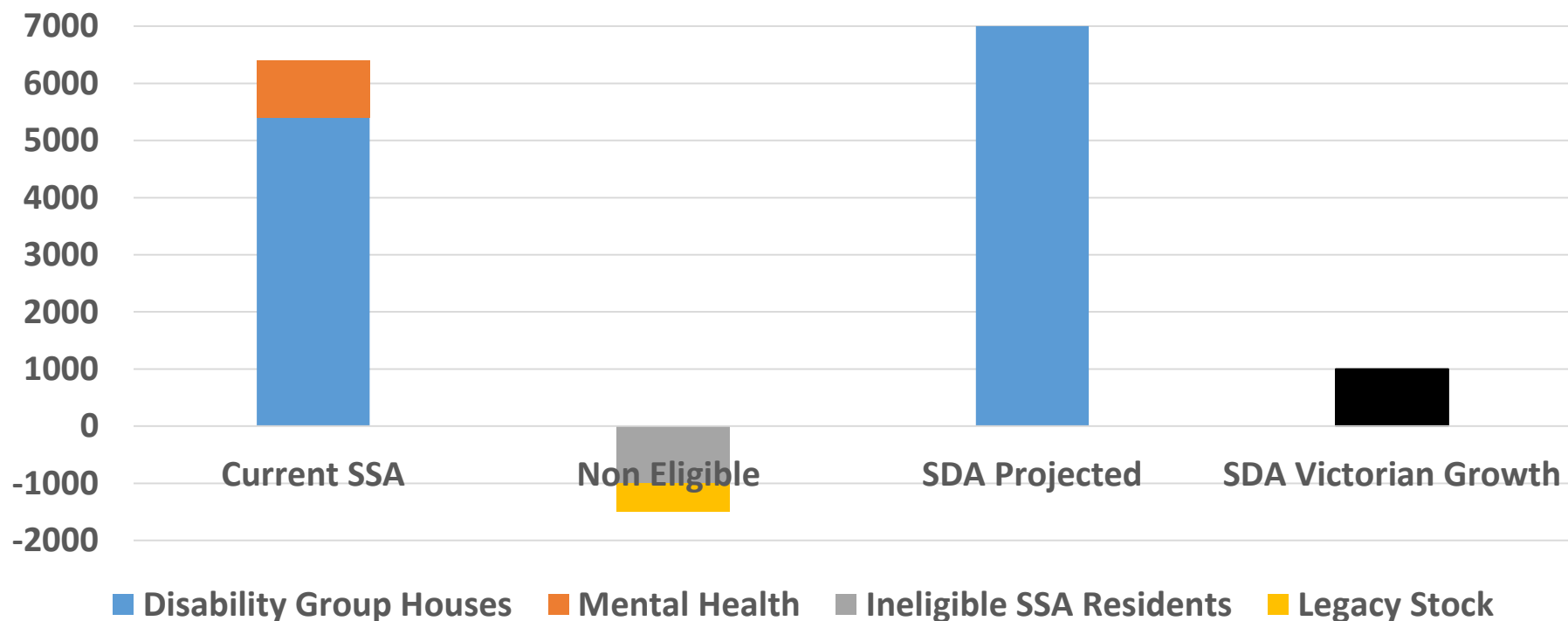


- Housing development require high capacity in all areas.

	Mission Alignment	Identified Demand (Not need)	Risk Appetite	Resources (Land and/or cash)	Expertise (including external)
High Capacity	✓	✓	✓	✓	✓
Medium Capacity					
Low Capacity					

SDA Growth nationally & in Victoria

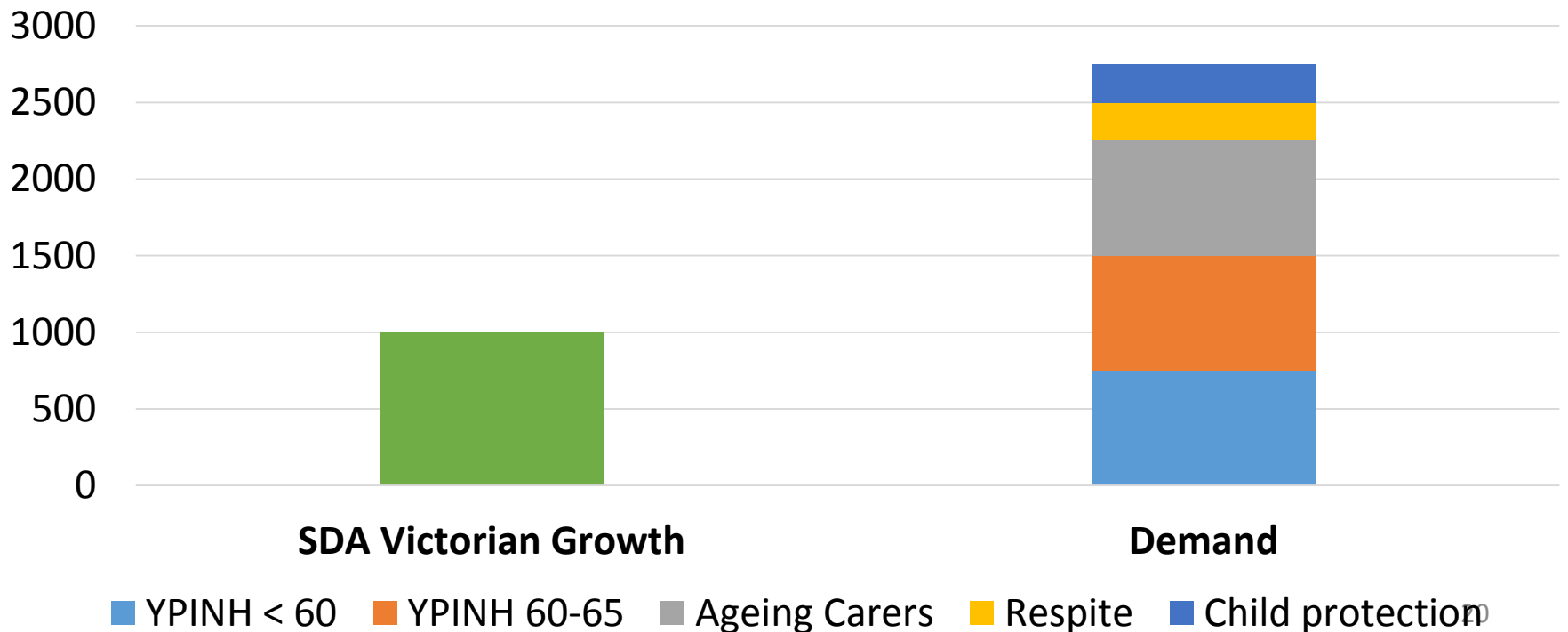
- Growth will be 14,000 to 28,000 people in SDA nationally
- Victoria has 5,500 Disability Group Houses plus 1,000 inc Mental Health
- Victoria growth will be 6,500 SSA to 7,000 SDA places
- Some SSA stock (100 properties?) will meet SDA “legacy”
- Some SSA residents will not meet SDA requirement



SDA Growth & Demand in Victoria

Demand from:

- Younger people in Residential Aged Care
- People living with Ageing Carers
- In respite
- In/exiting child protection
- Growth will be mainly in Villa/Apartments not Group Houses
- Group Houses will remain dominant form



SDA Growth Good News/Bad News

Good News

- There will be growth
- There is current demand
- There is likely to be good demand in medium term
- The commercial returns seem acceptable
- There is housing demand outside of SDA
- Good SDA will deliver SIL efficiencies
- There are some big players pushing through
- Position of biggest player (Vic Govt) is becoming clear

Bad News

- Victorian Government has imposed property standards via SIL
- Developers expect high return (i.e. Support provider carry vacancy risk)
- Developers need to source capital
- Market is highly segmented with great variability in risk & return

SDA - Possible Strategies

- **Possible Strategies**
- Wait & watch (particularly innovative players)
- Partner with housing developers & managers (Govt, NGO, Private)
- Buy in expertise in NDIS SDA, DHHS and Liveable Housing requirements
- Treat SDA as a bonus in housing developments

Feedback & Next Step

Questions/Comments

Next Steps

- NDS Questions page: tinyurl.com/ndishelpdesk

Project Contacts

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 - Mobile 043 8388 444 or joseph.connellan@gmail.com

Foundation and Working documents

Foundation

NDIA

- [Specialist Disability Accommodation Pricing & Payments Framework](#)
- [National Disability Insurance Scheme \(Specialist Disability Accommodation\) Rules 2016 - Legislative Instrument](#)
- [National Disability Insurance Scheme \(Specialist Disability Accommodation\) Rules 2016 - Explanatory Statement](#)
- [Position Paper Specialist Disability Accommodation on Draft Pricing & Payments](#)
- [Specialist Disability Accommodation \(SDA\) Decision Paper on Pricing & Payments](#)

DHHS

- [DHHS \(Disability\) Policy, procedures & forms for the registration of National Disability Insurance Scheme disability service providers December 2016](#)

Working

NDIA

- [NDIA Specialist Disability Accommodation \(SDA\) Guide to Suitability 10th April 2017](#)
- [NDIA Provider Toolkit Module 3 Terms of Business 30 March 2017 inc Specialist Disability Accommodation – Addendum to the Terms of Business for Registered Providers Updated 1 April 2017](#)
- [NDIA SDA Operational Guidelines](#)
- [NDIA NDIS Price Guide Specialist Disability Accommodation 2016/17](#)
- [NDIA Dwelling Enrolment Form \(SDA\)](#)

DHHS

- DHHS Draft Disability Accommodation Collaboration agreement between the SDA & support provider Sample agreements (coming soon)
- DHHS Offering Residency in Specialist Disability Accommodation Policy & Standards (coming soon)