National Disability Insurance Scheme
housing policy & its impact on market responses

An audit of the existing market & guidance for housing futures

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AHURI National Housing Conference
August 2019
This work was completed as part of the

*T010 Project: National and international perspectives to inform the TAC client housing strategy*

funded by a grant from the Transport Accident Commission (Victoria)
Presentation overview

1. Housing strategy project aims, methods, team + deliverables

2. National audit of advertised vacancies (at March 2019)
   - locations, characteristics
   - funding sources
   - support options

3. Research resources to inform responses
Project aims, methods & team

Assist to explore & understand:

- national + international housing developments & emerging issues;
- the direction + influence of the NDIS;
- availability + feasibility of different housing models;
- possible funding structures aligned with the TAC legislation + Act;
- + innovative models of housing + support collaboration + partnership
Project aims, methods & team

Project Team
Libby Callaway (MU : OT)
Kate Tregloan (UoM : Arch)

Collaborators
Monash University
University of Melbourne
Melbourne Disability Institute

Background
Experience + expertise

International Scanning
Literature Review
Environmental Scan
Grey literature / online content Scan

Audit of advertised Australian housing vacancies
Audit of housing & support characteristics advertised
Categorisation by NDIS SDA

Persona testing
Persona identification
Precedent model selection
Testing

Feasibility testing

Outputs
Literature Scan Report;
Environmental Scan; Roundtable Findings;
Design Feasibility Guidelines /
Testing; Project Report

Impact
Providers;
People with disability

Publications
Project Report;
publications;
conference presentations

Project outcomes + opportunities

Gathering Expert Perspectives

Context exploration + comparator analysis

International Scanning

Motor Accident Insurers Roundtable

Housing + Support Roundtable

Focused interviews

Feasibility testing
Project outputs
Focus of today’s presentation

Audit of advertised housing + support for people with disability in Australia
Australian policy environment

- Introduction of the NDIS in Australia
- Enabling a move from block-funded support housing options to consumer-driven market
- Separation of ‘bricks & mortar’ (SDA) supply + support provision (e.g. SIL)
- A range of housing + support options are emerging on the market for a person to choose from, beyond ‘just group living’
- Relies on skilled self-advocacy or shared-advocacy + (digital) information literacy
Changing Australian housing market

- Recent release of SDA data by the NDIA - $80M committed funds in active NDIS plans; 8,858 SDA dwellings enrolled\(^1\); 12,356 participants with SDA in plans\(^2\)
- 977 registered SDA providers at 30 June 2019\(^3\)
- Some 3rd party projections of SDA demand + pipeline\(^4\)
- Need for people with disability + their families to have coordinated, accessible information to make housing + support purchasing decisions

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\(^1\) NDIS Market Data SDA, current at 30 June 2018; \(^2\) SDA participant data, current at March 2019; \(^3\) 2018-19 Q4 NDIS Quarterly Report, current at 30 June 2019; \(^4\) SDA Market Insights Report, SGS Economics + Planning Pty Ltd with Summer Foundation
Advertisements reviewed

The Housing Hub
For your disability housing needs
N = 394

nest
N = 235

Duplicates
n = 67

Total
N = 562

Exclusions
n = 2

Total for Audit
N = 560
Distribution of advertised property location by state (n=560)
Advertisements audited

Total
$N = 560$

Exclusions
$n = 56$
(10%)

Insufficient detail in the advertisement

Total for Review
$N = 504$
33.7% (n = 170) new builds, 47% (n = 80) of which were apartments

44.8% (n = 226) advertised as requiring SDA payments and 22.4% (n = 113) requiring SIL

‘Fully accessible’ or ‘high physical support’ design category – 178 advertised properties (35%)

‘Improved liveability’ or ‘robust’ design category – 84 properties (16.5%)

75.8% (n = 382) listed the support model provided (most often 24/7 support)

Smart home technologies reported as available in ~1/4 of advertisements (23.4%, n = 118)

4 in 5 advertised were non-profit (80.6%, n = 406)

~1 in 5 were Government-owned/funded (17.5%, n = 88)

2.0% (n = 10) private listings
In March 2019, a participant eligible for SDA payments for:

- ‘fully accessible’ or ‘high physical support’ design category would have access to 178 advertised properties to choose from across these two websites: 61 in Victoria; 77 in NSW; 29 in Queensland; 9 in South Australia; and 2 in Western Australia.

- ‘improved liveability’ or ‘robust’ design category would have access to 84 advertised properties to choose from: 38 in Victoria; 28 in NSW; 16 in Queensland; and 1 in both South and Western Australia.

*12,356 participants with SDA in plans
Characteristics of housing + support vacancies by building type ($N = 504$)

- Group home: 232
- House: 106
- Apartment: 89
- Unit/villa: 64
- Larger dwelling: 8
- SRS: 4
- Transitional unit: 1
Amenities mentioned (N = 410)

- Public transport: 378
- Cinema: 236
- Cafes: 153
- Community services: 146
- Beach: 138
- Shops: 135
- Pool: 61
- Park/Lake/River: 32
- Grand total: 410
Characteristics of tenants sought ($N = 236$)

- Male: 77
- Female: 55
- Either sex: 104
## NDIA-enrolled dwellings vs advertised vacancies – National

<table>
<thead>
<tr>
<th>Totals</th>
<th>Basic</th>
<th>Improved Liveability</th>
<th>Fully Accessible</th>
<th>Robust</th>
<th>High physical support</th>
<th>Participants with SDA funding*</th>
</tr>
</thead>
<tbody>
<tr>
<td>SDA enrolled dwellings (N = 1,679)</td>
<td>764 (46%)</td>
<td>438 (26%)</td>
<td>251 (15%)</td>
<td>103 (6%)</td>
<td>123 (7%)</td>
<td>8,858</td>
</tr>
<tr>
<td>Audit data (N = 319)</td>
<td>50 (15%)</td>
<td>70 (22%)</td>
<td>73 (23%)</td>
<td>16 (5%)</td>
<td>110 (35%)</td>
<td></td>
</tr>
</tbody>
</table>

* SDA participant aggregate data only allows count of participants by geographical location, and shows 12,356 participants with SDA in plan at 30 March 2019

**Source:** NDIS Market Data, Specialist Disability Accommodation
# NDIA-enrolled dwellings vs advertised vacancies – by state

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<tbody>
<tr>
<td>ACT</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>5</td>
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<tr>
<td>WA</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>4</td>
<td>136</td>
</tr>
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<td>NT</td>
<td>1</td>
<td>4</td>
<td>15</td>
<td>0</td>
<td>1</td>
<td>21</td>
<td>0</td>
<td>17</td>
</tr>
<tr>
<td>Tasmania</td>
<td>2</td>
<td>8</td>
<td>7</td>
<td>1</td>
<td>1</td>
<td>19</td>
<td>0</td>
<td>52</td>
</tr>
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<tr>
<td>SA</td>
<td>49</td>
<td>141</td>
<td>5</td>
<td>1</td>
<td>2</td>
<td>198</td>
<td>64</td>
<td>225</td>
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<tr>
<td>Victoria</td>
<td>95</td>
<td>70</td>
<td>41</td>
<td>32</td>
<td>14</td>
<td>252</td>
<td>149</td>
<td>2,034</td>
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<tr>
<td>NSW</td>
<td>539</td>
<td>128</td>
<td>112</td>
<td>38</td>
<td>55</td>
<td>872</td>
<td>262</td>
<td>5,003</td>
</tr>
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<tr>
<td>Queensland</td>
<td>76</td>
<td>97</td>
<td>72</td>
<td>31</td>
<td>52</td>
<td>328</td>
<td>80</td>
<td>757</td>
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Limitations + considerations

- Lack of available data from the NDIA beyond SDA provider + participant data (March 2019) + dwelling enrolment data by design category (June 2018)
- Varying level of detail + descriptors available across vacancy advertisements
- Multiple design categories described beyond just SDA categories
- Difficult identifying legacy stock vs recent build
- 45.3% vacancies listed as SDA-registered or pending registration
  – only accessible if a person has SDA in their plan
- Other new websites emerging, necessitating further work for people with disability to ‘join up’ information to build choice + control
Resources

OPEN HOUSE CoLAB

Cooking & Eating

www.openhousecolab.com

myhome

Interactive information resources for the design of housing, technology, and support within Australia’s National Disability Strategy

www.myhomespace.org

Building direct support and health professional workforce capacity:
Embedded and digital training for the Acquired Brain Injury workforce

www.mysupportspace.org

www.openhousecolab.com
Questions & discussion

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www.openhousecolab.com