

Community housing providers in the disability housing market

Preliminary data analysis

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Summer Foundation



How are Community Housing Providers meeting the needs of people with disability?

Disability Housing in Australia

- › Around 1 in 6 (18%) people in Australia—or about 4.4 million—have disability.
 - › As of 31 December 2021, there were 502,413 participants in the NDIS.
 - › Housing for people with disabilities is provided across the whole market with Community Housing Providers, Government, Community Organisations and now Specialist Disability Accommodation providers playing a role.
 - › Data from the Housing Hub shows that there are over 1,900 accessible and supported properties available for rent across Australia. Over 3,500 properties have been listed in the past 4 years.
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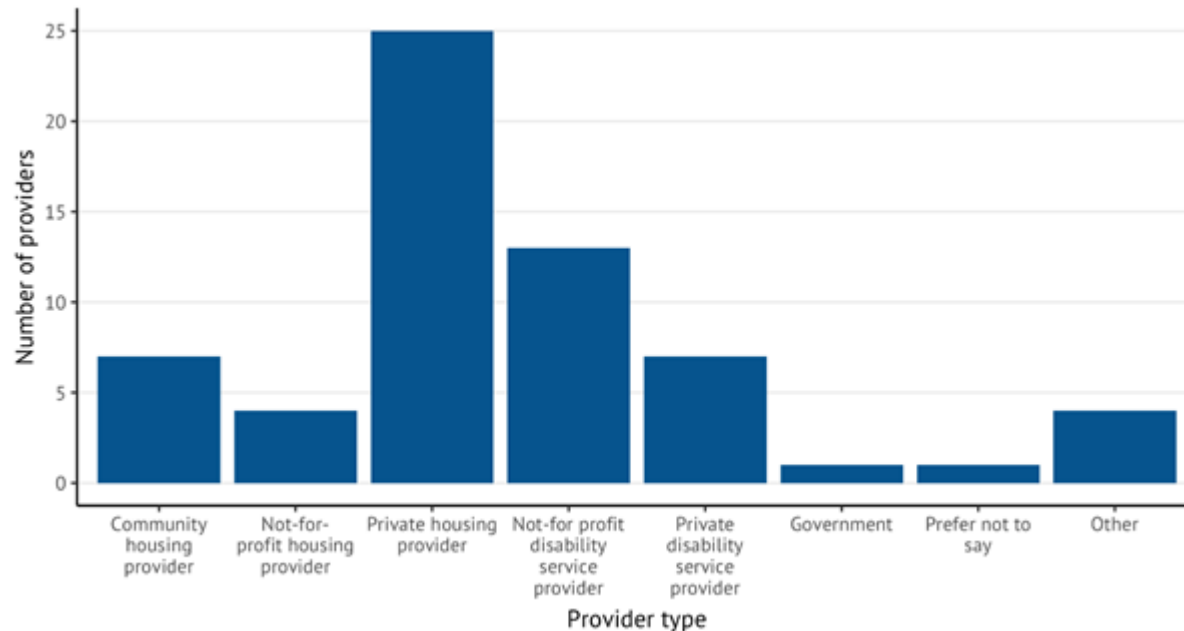
Specialist Disability Accommodation (SDA)

- › Housing for people with an extreme functional impairment or very high support needs.
 - › The design of SDA dwellings include features that mean people can live more independently and access support as required. SDA dwellings are built to Liveable Housing Australia standards
 - › SDA is for a small cohort of NDIS participants - estimated at 6% or 30,000 people when it is fully rolled out
 - › SDA dwellings can be for 1 to 5 SDA residents for newly built SDA. Older SDA properties that were enrolled with more than 5 SDA tenants will be phased out over time
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Specialist Disability Accommodation Market

- › There are 16,972 NDIA Participants with SDA Funding in their NDIS Plans
 - › There are over 18,900 SDA housing places available
 - › Many SDA housing places available are in older housing that was in operation prior to 2016 (approximately 14,000 of the 18,900 places)
 - › This shows that supply is currently greater than demand for SDA housing. This is due to people who are expected to be eligible for SDA funding not having been identified as yet (approximately 13,000 people are still to be identified and funded for their housing needs)
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Community Housing Providers in the disability housing market



- › SDA Providers reporting a pipeline of SDA development is shown to the left. Of the providers who participated in this survey, 40.3% were private housing providers, followed by 21.0% not-for-profit disability service providers.
- › 11.3% are CHPs

From Aimers, N., Wellecke, C., Winkler, D., Rathbone, A., & Mulherin, P. (2021). Specialist Disability Accommodation Supply in Australia. Melbourne, Australia: Housing Hub and Summer Foundation.

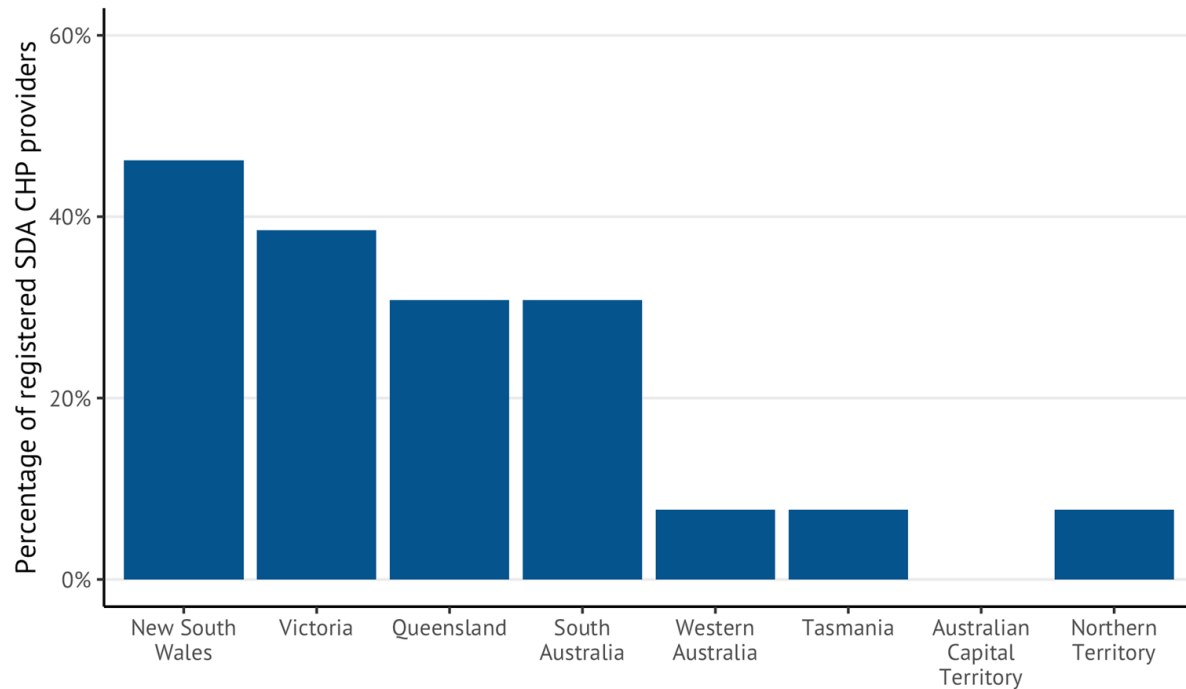
Community Housing Providers in the disability housing market

- › The Summer Foundation carried out a survey in February 2022 to understand how CHPs are operating in the SDA Market.
- › PowerHousing and CHIA members were encouraged to respond to a survey that included questions on both SDA housing and other accessible housing.
- › A full report will be released later this month.
- › 68 responses were received with 26 providing data
 - › 13 CHPs were registered SDA providers and 13 CHPs were not registered SDA providers.
 - › Collectively, the organisations who responded have over 2,400 SDA places or 13% of all available SDA across Australia

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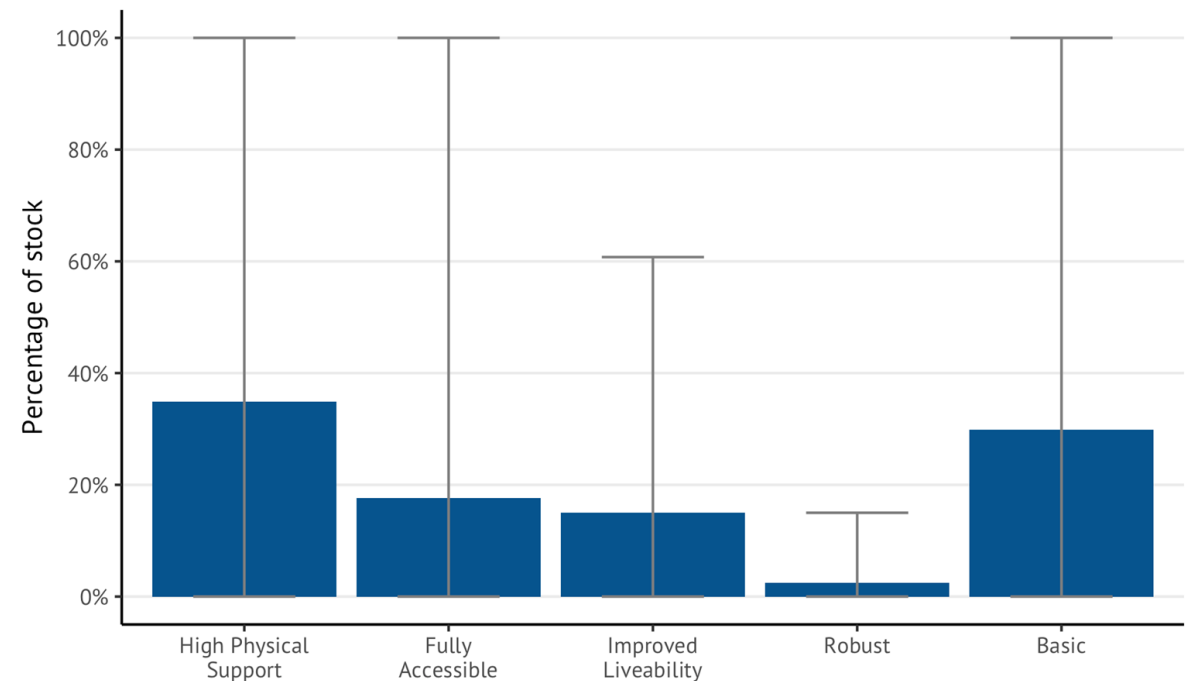
SDA Housing market activity

Location of SDA Properties



In which Australian states/territories does your organisation currently provide housing?

Design Categories of SDA Properties

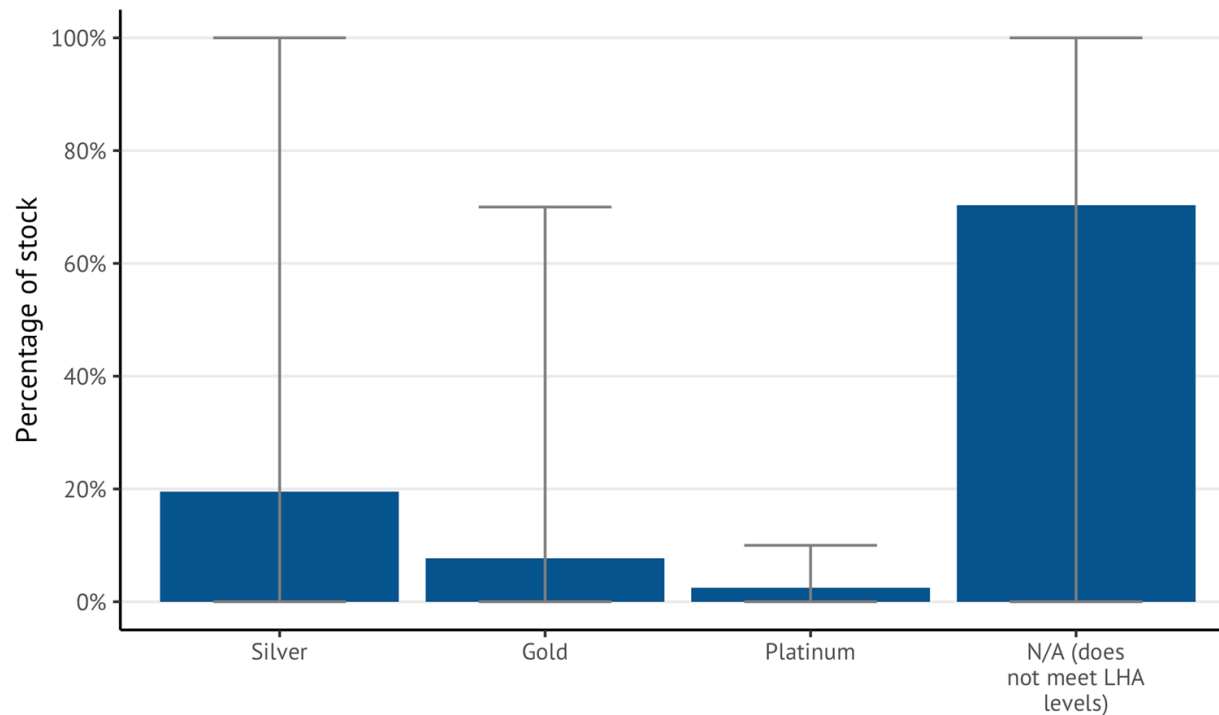


What percentage of your SDA stock falls into the following design categories?



Non-SDA Accessible Housing

Proportion of Non-SDA Properties meeting LHA Guidelines



What percentage of your non-SDA stock falls into the following LHA levels?

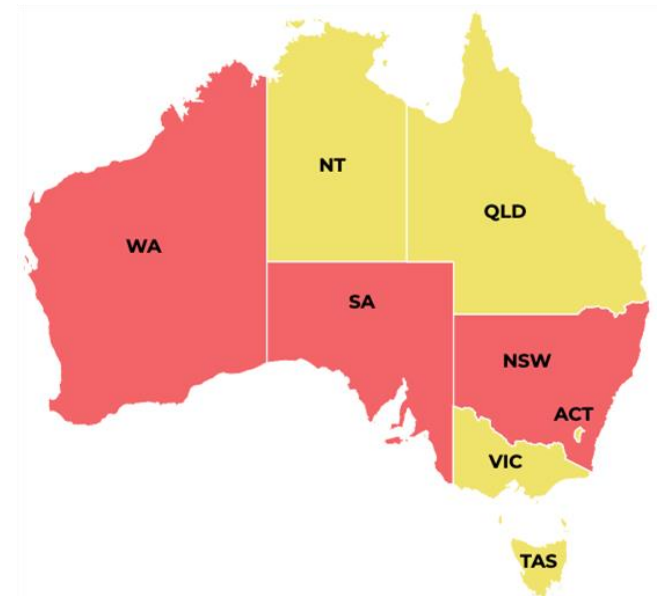


Recent changes to the National Construction Code

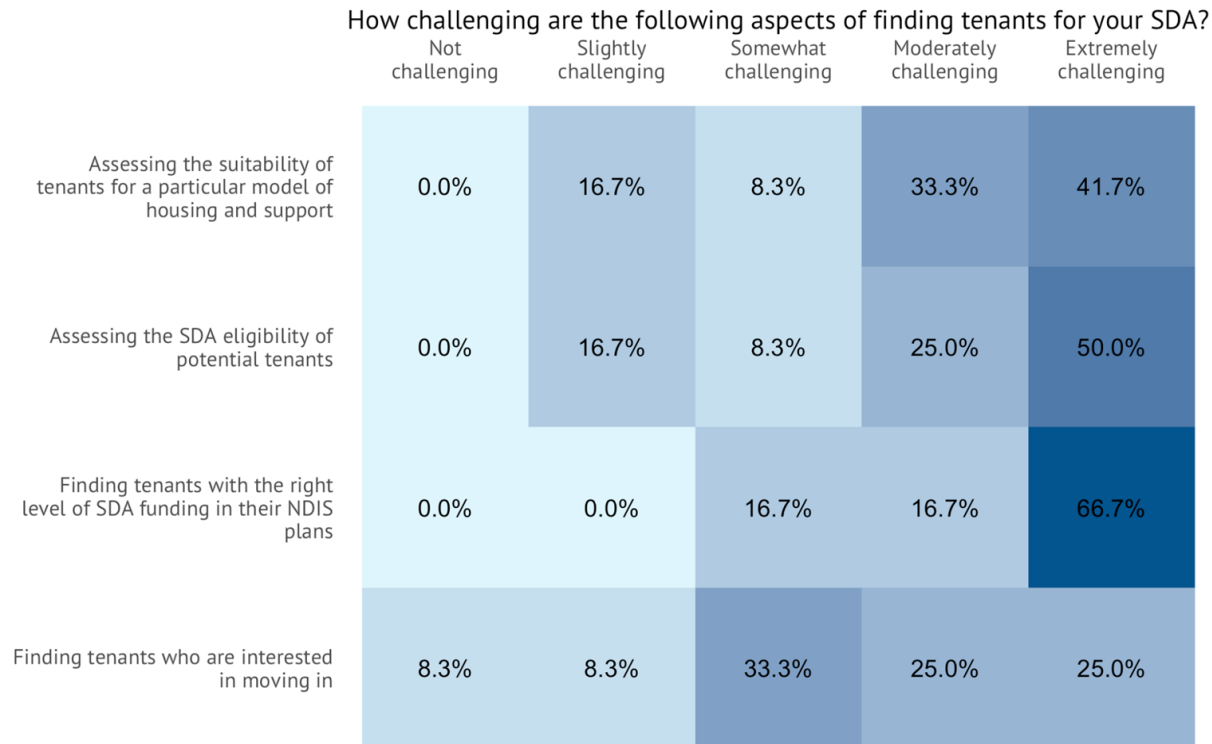
- › On the 30th of April 2021, a majority of Building Ministers agreed to the inclusion of mandatory minimum accessibility standards in the National Construction Code.
- › This is a major win for people with disability, seniors and all Australians. But not every state and territory has committed to implementing the new Code.
- › The majority of CHPs reported that the NCC changes will have a positive impact with only 12.5% reporting increased costs or effort. Most (11) CHPs report that they already comply



Building Better Homes
A National Building Code for All Australians



Confidence in the SDA Housing Market



- › Confidence is mixed with 50% being very or slightly unconfident in the market and 25% being very or slightly confident
- › Reasons given for confidence levels
 - › Lack of market stewardship by the NDIA
 - › Lack of demand activation
 - › Impact of Covid-19
- › Specific challenges were rated including identifying tenants, filling vacancies and managing tenancies

SDA Housing Development Pipeline

- › 6 providers reported the number of SDA dwellings in their pipeline: total 304 dwellings; range 5-200 dwellings per provider
 - › 5 providers reported the number of SDA places in their pipeline: total 663 places; range 5-500 places per provider
 - › 6 providers indicated whether they are planning on building more SDA dwellings beyond their current pipeline: 3 said 'yes'; 3 said they are 'unsure'
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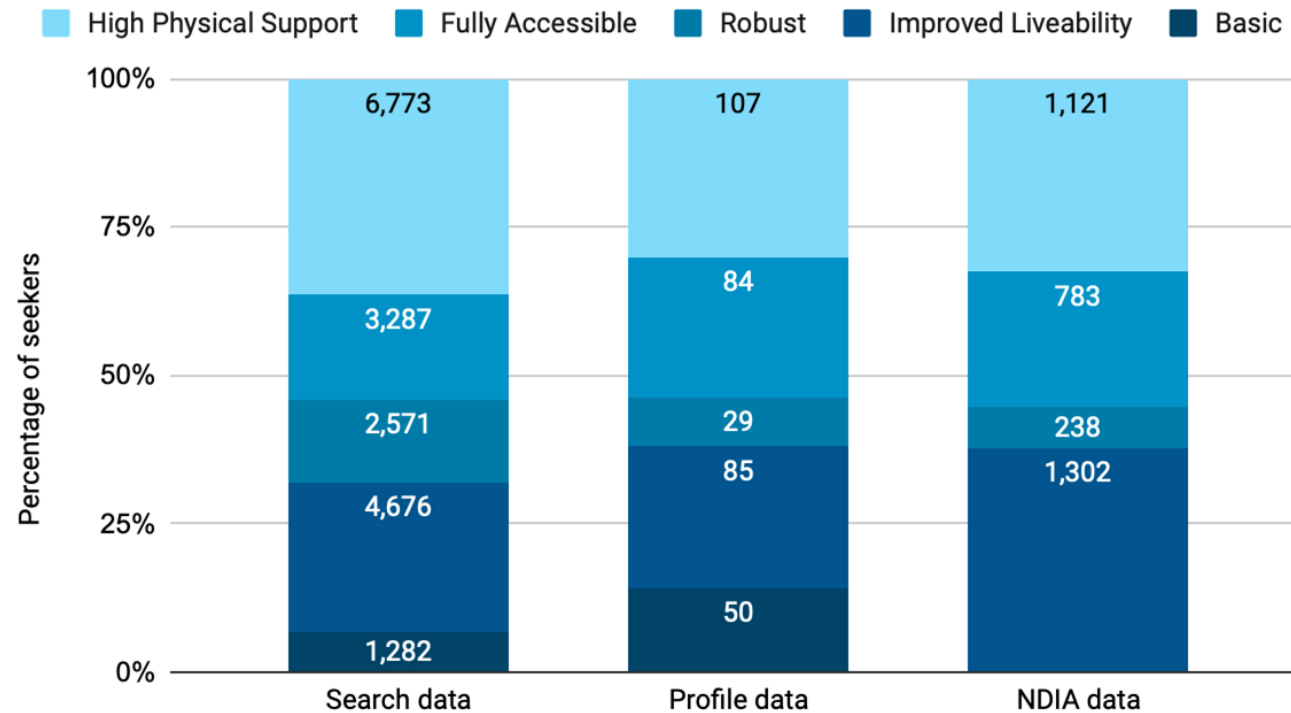
SDA Housing Market Opportunities

- › CHPs see that there are opportunities in the SDA market
- › There is a need to focus on non-SDA eligible people and their housing needs as well as SDA eligible people
- › CHPs reported seeing an opportunity for CHPs to enter the market to fill gaps and to provide quality service to tenants

Summary

- › The average percentage of SDA properties ranges from 1% to 31% of their stock. The average is 6.7%
 - › On average, 70% of non-SDA dwellings are not meeting LHA guidelines
 - › The most reported design categories for CHPs were Basic and High Physical Support
 - › The most reported building types were group homes and apartments
 - › Confidence is mixed with 50% being very or slightly unconfident in the market and 25% being very or slightly confident
 - › CHPs see opportunities in the SDA market to step in to fill gaps and use expertise to deliver quality services for tenants
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Housing seekers needs and preferences



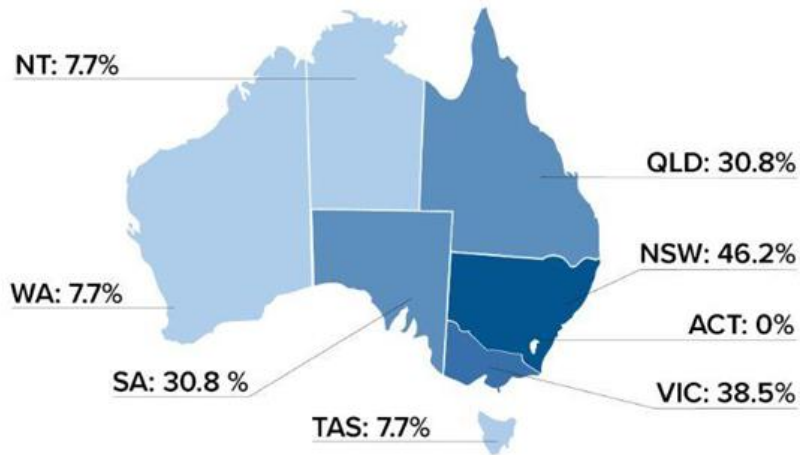
- › The Housing Hub Seeker Snapshot data report can provide some insights into what accessible housing seekers are looking for
- › Search data shows that the most searches for SDA are for High Physical Support properties and that approximately half wish to live alone and just under half wish to live with other people with disability

From Wellecke, C.1,2, Aimers, N.1,2, Rathbone, A.,1,3, Winkler, D.1,2 (2021, December). Housing Seeker Snapshot. Melbourne, Australia: Housing Hub and Summer Foundation.

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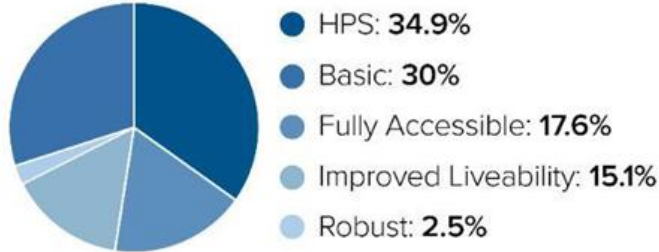
Location of SDA:



Building type:



Design categories:



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Proportion of Non-SDA Properties meeting LHA Guidelines:



Confidence in the SDA Housing Market:

Confidence is mixed with 50% being very or slightly unconfident in the market and 25% being very or slightly confident

- Reasons given for confidence levels
- Lack of market stewardship by the NDIA
- Lack of demand activation
- Impact of Covid-19



There is a need to focus on non-SDA eligible people and their housing needs as well as SDA eligible people



CHPs reported seeing an opportunity for CHPs to enter the market to fill gaps and to provide quality service to tenants

Panel Discussion

Nicholas Proud, PowerHousing Australia

Wendy Hayhurst, Community Housing Industry Association

Charles Northcote, BlueCHP Ltd

Setting the scene

- › 17.6% / 76,062 active NDIS participants are in unsuitable / unaffordable housing (from NDIA An Ordinary Life at Home consultation)
 - › Almost 30,000 (28,763) - 30% of people living in community housing have a disability (AIHW Housing Assistance 2021)
 - › 17% of income units with CRA include a person receiving DSP. (NB People receiving DSP make up 3% of the population)
 - › Of those income units with CRA that include a person receiving DSP, over a third of households remain in housing stress paying more than 30% of income in rent. 8% are paying more than 50% (10% in NSW) (ROGS 2022)
 - › Households with a member with a disability in both public and community are more dissatisfied with amenity (25% compared to 19%). Similarly, they are significantly more likely to be dissatisfied with their overall service - in CH one third aren't satisfied as opposed to 23% generally.
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