# Housing and Support Innovations Reference Group of the Independent Advisory Council of the NDIS

**Continuum of housing and support: Building blocks for supported living**

## July 2017

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# Introduction

The purpose of this paper is to describe the continuum of housing and support options enabled by the NDIS.

The NDIS provides the opportunity for people with disability to aspire to the same goals and aspirations for an ordinary life as their peers without disability. Moving out of the family home into a ‘home of one’s own’ is an important aspiration and hallmark of an ordinary life for most Australians adults.

Transforming housing and support into a home is critical for positive outcomes of health and wellbeing. This requires the home to provide opportunities to foster positive relationships, feel ‘at home’ with a sense of belonging, strengthen the participant’s identity and ability to make or contribute to the making of decisions. In addition, a participant’s home should provide the launching pad for their active social, economic, community and cultural engagement, enabling the person to experience a challenge and make a contribution.

NDIS policy requires the separation of housing and support, putting into practice lessons underpinning positive outcomes for participants. In practical terms, separation of housing and support means that if participants are not happy with their support provider, they do not have to move house.

The NDIS reasonable and necessary support to live in one’s own home is called ‘Supported Independent Living (SIL) and needs to enable a participant to:

* make or contribute to the making of decisions including
	+ where they live
	+ who they live with
	+ who visits
	+ who provides support and how
* feel ‘at home’ including
	+ feeling safe
	+ liking co-residents
	+ liking people who provide support
	+ being in control of the environment
* make a contribution including to household tasks
* get ‘out and about’ to work, volunteer, shop, use mainstream services and relax in the neighbourhood and community.

People without disability live in a range of housing options over their lives, from the family home, to shared housing, to a range of family homes and supported living in old age. An ordinary life for people with disability should enable the possibility of a range of options over the lifespan with appropriate support to facilitate the transition.

This paper identifies eleven (11) building blocks of housing and support with the expectation that participants, supporters and the NDIA will work together to enable people with disability to live in a ‘home of their own’.

# Building blocks of supported independent living[[1]](#footnote-1)

1. My dreams and vision for

‘my own home in my community’

|  |  |  |  |
| --- | --- | --- | --- |
| General requirements | Requirements for housing | Macintosh HD:Applications:Microsoft Office 2011:Office:Media:Clipart: People.localized:200387759-001.png | Requirements for support |
| 2. Assistance with information and planning | 4. Partnerships and shared responsibilities | 7. Options for housing | 9. A network of family, friends and supporters | 11. Options for support |
| 3. Clarity in and support for decision making | 5. Practical plan with resources | 8. Governance framework for shared housing | 10. A plan for participation |  |
| 6. Safeguards |

# Building blocks of supported independent living

|  |
| --- |
| **General Requirements**  |
| **Building block** | **NDIS role in relation to participants** | **Role of participant and supporters** | **Outcome** | **NDIS development required** |
| 1. VisionOpportunities to imagine better and explore alternatives | Provide information and capacity building in the ILC including that supported independent living is possibleProvide peer support for participants and peer support for familiesIn the mid teen years, prepare for adult transitions by including moving out of home type content in the ‘Thinking about the future packages’ Provide reasonable and necessary support to engage with services that can assist with planning, i.e. NDIS Exploring Housing Options Package | To engage in capacity building  | Vision and commitment to participant living in his/her own homeParticipant and family informed | To establish peer networks for people with disability planning to move out of home with similar peer opportunities for their familiesTo include ‘moving out of home’ content as part of future planning for young people in their middle teens |
| 2. Assistance with information and planning | Provide reasonable and necessary support for a ‘guide’ through the Exploring Housing Options package. Guide to be knowledgeable about contemporary approaches to supported living and skilled at discerning the participant’s will and preferences  | To engage with information sharing and planning | Participant, family and supporters informed | To publish and clarify technical information that assists with planningTo facilitate publication of provider lists by registration group to assist participants and their families to locate an appropriate provider from the marketTo drive specialisation of Support Coordination to ensure that providers assisting participants to live in their own homes have the requisite knowledge, skills and experience. |
| 3. Clarity in and support for decision making  | Support participant to have clear communication including: - identification of most effective style of communication - support to implement- training for participation partners | To share insights into participant communicationTo actively engage in processes and practices to enhance participant communication skills | Participant views expressedCommunication partners understand participant communicationReduction in behaviours of concern |  |
| Support participant to develop skills in decision making | To share understandings of the participant’s will and preferences | Participant chooses or contributes to the choice of the housing and support and other significant and daily decisions. Family and allies support decision making | To develop NDIS approach to support for decision making including strengthening capacities of participant and supporters |
| 4. Partnerships and shared responsibility | Clarify roles and responsibilities of participant, family, mainstream, community, disability services and the NDIS | To be open and respectful of possible partnershipsTo raise concernsTo follow through on commitments | Plan for partnerships and responsibilities  | To include information about these responsibilities in requirements for Support Coordinators |
| Support participant to negotiate service agreementsSupport participant to increase capacity to negotiate service agreements | To actively communicate what is important To monitor whether the provider is meeting expectations To follow through on the commitments made  | Service agreements reflect will and preferences of participant |  |
| Negotiate with mainstream services to ensure reasonable adjustment  |  | Use of mainstream services |  |
| Negotiate with community organisations to foster membership and belonging |  | Membership and belonging to community  |  |
| 5. A practical plan including resources | Provide an NDIS funding plan for reasonable and necessary support that enables the participant to live in his/her own home including funding for supported independent living, capacity building, technology and capital (where appropriate).  | To actively engage and follow through on commitments | Plan and pathway Increased participant confidence |  |
| 6. Safeguards | Support participant to plan and implement personal safeguards | To engage in developing personal safeguards | Participant has someone to contact when things go wrong | To support participants to develop personal safeguards |
| **Requirements for housing** |
| 7. Options for housing | Assist participant to explore needs, preferences and options in terms of accessibility, affordability and how the housing facilitates access to any required supports (formal and informal)Provide tenancy management support | To identify preferencesTo be open to alternativesTo consider each option with care | Decision about type of housing | To make representation to mainstream housing data bases to include searchable features related to access.To develop a mechanism to assist participants to identify accessible properties through the development of a centralised repository of information about accessible housing. |
| Develop processes to locate housing that meets access requirements | Vacant accessible properties can be located  |
| Showcase the way in which existing stock can transition into more contemporary approaches |  | Traditional group homes enable people with disability to live with people without disability | To showcase process and outcomes of traditional models of supported accommodation that have been or are transitioning into contemporary approachesTo use an outcomes approach to reasonable and necessary support in Supported Independent Living, (providing advice as to the legitimacy of rent subsidy for home sharers as a value for money proposition in reasonable and necessary support)At time of review of SDA, review impact of bedrooms as against SDA participants |
| 8. Governance framework for shared housing | Strengthen the capacity of participants to make decisions about their shared living. | To decide what decisions they wish to make and how they wish to make them | Residents and their support networks have a framework for shared decision making | To facilitate the development of frameworks for governance in shared living |
| **Requirements for support** |
| 9. A network of family, friends and supporters  | Support the development or strengthening of informal networks through the ILC and reasonable and necessary support | To believe that it is possible for the participant to have friends and unpaid relationshipsTo share insights into the person’s interestsTo be responsive to guidance as to how to bring others into the life of the participant | Informal network consolidatedRelationship with persons outside serviceIncreased safeguards in place | To establish peer networks for people with disability planning to move out of home with similar peer opportunities for their families |
| 10. Plan for participation, contribution and community engagement  | Support participant to develop skillProvide facilitation to embed in communityAssist participant to secure employment and/or valued social roles | To contribute to the development of the planTo engage in skill development opportunitiesTo identify and implement steps that will assist with the implementation of the plan  | Increased social and economic participationIncreased time with friendsMembership of mainstream community organisationsEmployed Volunteer  | To assist the market to identify Support Coordinators skilled at planning contemporary options of housing and supportTo stimulate the growth of providers skilled at embedding participants in community rather than just connecting participants to community |
| 11.Options for support including: who to live with and how to live | Assist participant to explore needs, preferences and options including the relationship between housing options for support (formal and informal) | To identify preferencesTo be open to alternativesTo consider each option with care  | Participants have choice of support arrangements including choice to live with people without disability | In its role as market steward, to support the development of new approaches to housing and support, respite and day programs including but not limited to Key Ring, co-resident home share, adult family share etc. To review the pricing structure to ensure it does not inhibit the entry of innovative approaches that enhance participant independence and inclusion |
| Develop processes to assist participants to find housemates |  | People who want housemates can find housemates | To develop mechanism to assist participants to locate housemates |
| Provide information about paid and informal support |  | Informed decision about supported independent living explored |  |

# Building Block 1 Vision building, imagining better

## What is vision building?

Big dreams, high expectations and full lives that include your own home, a job, interest and opportunities are achieved through having a clear vision. For many people with disability, quality of life and connection with family, friends and community does not happen by accident but is the result of clear vision, planning and determined action.

## Why is a vision important?

**A vision**[[2]](#footnote-2)**:**

**- Gives clear direction**

Clear ideas about what you want for a person and what a meaningful and fulfilling life would look like for him or her is the first step in getting this achieved. No hope for destination can be reached without a map for the journey.

**- Reminds us of the big picture**

Daily life has a way of weighing us down under regular routine, pressing obligations and sometimes, immediate crises. In all the busyness and emergency it is easy to lose sight of the big picture. A written vision is a reminder of what really matters and an inspiration to aim high and persevere.

**- Helps with decision making**

A clear vision for a positive future is a good start to setting some goals about how to move things forward. It can help with decision making by outlining particular directions to take and opportunities to pursue or decline, depending on how they align with the vision.

**- Can be shared with others**

A written vision can be shared with family and friends or be developed with their input. Sharing it with others can initiate people into the positive future you foresee for your family member and helps develop allies for the journey. It can also be shared with teachers, principals, doctors, coaches, children’s workers and paid support workers or anyone else involved with the life of your family member. This can help inform them of why you are choosing a particular direction and communicates high expectations for your family member's inclusion in everyday life.

Many people with disability and their families need opportunities ‘to imagine better’ as part of developing a vision. Many people have only had experience of traditional programs of support that group people with disability together and provide very few opportunities that enable the person to belong and make a contribution and to be genuinely included.

Opportunities to imagine better come from hearing transformational stories of peers leading ordinary lives and participating in networks of people leading and seeking to lead ordinary lives.

## Examples

Most people develop a vision that includes elements such as family, friends, community, opportunities to learn and develop, work or vocational roles, a chance to pursue interests and passions and a place to call home. The vision of a person with disability is not likely to be different from the vision of people without disability but there may need to be some more thinking and planning around how to make these things happen[[3]](#footnote-3).

## Market response

Across Australia, there are organisations that assist participants and their families to develop a vision of an ordinary life and to ‘imagine better’. These include Community Resource Unit and Pave the Way in Queensland, Belonging Matters in Victoria, Resourcing Families in NSW and JFA Purple Orange in South Australia. Many Disability Support Organisations are highly skilled at providing visioning and planning services. It is anticipated that all will seek funding through the ILC.

The Sector Development Fund has recently provided $270,000 to the Supported Independent Living Co-operative to establish a national support network to help families of NDIS participants who want to set up shared housing arrangements with other families so their loved ones can live independently.

## NDIS role

To provide information and capacity building opportunities through the ILC

To establish peer networks for people with disability planning to move out of home with similar peer opportunities for their families

To include ‘moving out of home’ content as part of future planning for young people in their middle teens

To provide the NDIS Exploring Housing Options Package, i.e. reasonable and necessary support to engage with services that can assist with planning

## Participant and supporter roles

To prepare for the NDIS planning process by clarifying vision and goals

To think about and explore possible housing options early. If for example a participant has a vision of independent living in early adulthood, the NDIS Exploring Housing Options Package in mid teens can include a focus on building skills and capacity, considering savings plans or identifying affordable housing options that may take time to achieve or become available.

# Building Block 2 Assistance with information and planning

## What is assistance with information and planning?

Assistance with information and planning is the provision of independent, reliable information that assists a participant and their support network to understand options and make an informed decision about the way forward. It is critical that the source of information and support for planning has insights and experience in supported independent living with minimal conflict of interest.

The NDIA allocates the Exploring Housing Options Package to assist the participants and their families / supporters to drive planning for living in their own home.

## Why is it important?

It is never too early to plan for a step as important as moving into one’s own home. Plans can have different timespans serving different purposes at different times, for example some people start with a 10 year plan in the 13-16 age range and this is later sharpened with revised plans for 5 years, this year, this week and today.

Informed assistance will help the participant and their family to break planning into multiple steps that may be implemented over a period of years. It will also provide them with an understanding of what supports are available to assist with this important planning and goal achievement.

## Examples

Information and planning assistance for supported independent living can include:

* assessments that help all parties understand the capacity building, support and technology that will facilitate the best possible outcomes
* the identification of decision making processes
* the program for participant skill development
* the capacity building for informal supporters
* the plan for housing
* the plan for support
* the identification of responsibilities and anticipated time frames

## Market response

There are many sources of information and planning. The challenge for participants is to locate the best provider in the marketplace with the appropriate specialist skill set.

The challenge for the Agency is to consider how/what provider information is made available to facilitate this. An e-market approach may be desirable where providers can advertise and describe their skill sets and where participants can post the kinds of services that they are looking for will assist in this process.

## NDIS role

To provide the Exploring Housing Options Package to participants.

To publish and clarify technical information that can be available through the planning process.

To facilitate the publication of provider lists by registration group to assist participants and their families to locate an appropriate provider from the market.

To drive specialisation of Support Coordination to ensure that providers assisting participants to live in their own homes have the requisite knowledge, skills and experience.

## Participant and supporter roles

To actively engage with information and planning.

# Building Block 3 Clarity in and support for decision making

## What is clarity in and support for decision-making?

In order to make or to contribute to the making of decisions, it is critical that participants have an effective method of communication so that family, supporters, services and the NDIA can understand the participants’ will and preferences that ought to be at the heart of decision-making in the multi-layered decisions and processes involved in moving into one’s own home.

This requires clarity in relation to communication, an understanding of support for decision-making and agreements in relation to decision-making and the transparent sharing of information.

## Why is it important?

Clear transparent processes are required to ensure that the participant is at the heart of decision-making and is assisted to contribute as much as possible.

# Communication

Communication is the act of giving and receiving information and the people with whom we interact are our communication partners. It is fundamental to all aspects of life and a foundation for learning. Effective communication enables people to express their thoughts, opinions and personality, build relationships, make decisions, express and meet their basic needs, be heard and understood and participate in the community.

Communication challenges including having little or no speech has a significant impact on a person’s capacity to build relationships, make choices and participate in everyday life. For people with poor communication and for people where there is a mismatch between their communication capacity and the communication requirements of a system, a communication partner may be important to enable the person to communicate.

Where people with disability have complex communication needs, the NDIS contracts with an individual or organisation to identify and develop communication methods that work best for the person. Research shows that for people with complex communication needs, as communication capacity increases, behaviours of concern (check contemporary term) can decrease.[[4]](#footnote-4)

## Market response

The NDIS uses the term ‘communication partner’ to describe Individuals and organisations that assist a participant to develop effective communication. Communication partners include:

NDIS registered speech pathologists who specialise in complex communication needs,

individuals and organisations that provide communication assessments and assistive technology

some specialist disability organisations also specialise in communication, including those focussed on the relationship between increasing communication capacity and increasing positive behaviour/decreasing behaviours of concern.

## NDIS role

The NDIS has an important role in assisting the participant to identify their most effective method of communication. This occurs via assessment, support and perhaps technology to enable the participant to communicate. In addition, numerous studies[[5]](#footnote-5) confirm that training communication partners of people with complex communication is effective in improving communication.

## Participant and supporter roles

To actively engage in processes and practices to enhance participant communication skills

# Support for decision making

## What is support for decision-making?

There are two key elements of support for decision-making. The first element relates to strategies to build the capacity of the person with disability to make or contribute to the making of decisions. The second element relates to strategies that increase the capacity of ‘informal supporters’ (i.e. family and friends) to provide the encouragement, opportunity and practice that contribute to enabling the person to make decisions and make it more likely that the decisions reached reflect the ‘right’ decisions. For a small but significant group of people with disability who have no one in their lives effectively able to support them to make decisions, the supporters must be intentionally recruited and assisted to have the skills and insights necessary to support the person to make or contribute to the making of decisions.

## Why is support for decision making important?

The UNCRPD and the NDIS Act set an imperative for action to support people with cognitive disability to make or contribute to the making of decisions that affect their lives.

The challenge for the NDIS is:

*“ensuring they (participants) have support to enable them to participate in decisions – at the preplanning, planning, implementation stage of their plans and in their day-to-day lives. This means not only understanding the processes of good support for decision making but also recognizing the role of decision making supporters and developing their skills”* (Bigby & Douglas, 2015:3).

While support for decision-making is always preferred, in certain circumstances a Plan Nominee can be appointed under the NDIS Act where someone is unable to engage in decision making even with support. Plan Nominees function only for the purposes of making decisions under the NDIS Act. Formalised guardianship arrangements are of course recognised, but are determined by State/Territory Legislation and processes.

## Examples of support for decision making

From 2010 to 2015, six programs of supported decision-making were run and evaluated across Australia, two in South Australia, one in each of NSW, Victoria, the ACT and Western Australia. Four additional pilots have recently started: two in NSW, one in Victoria and a randomised controlled trial of training supporters was commenced across three states.

These pilots are building an evidence base of what works in supporting people with intellectual disability to make or contribute to the making of decisions.

The Intellectual Disability Reference Group of the IAC recommended that the Agency works together with lead researchers in support for decision making to ensure that NDIA practice is informed by and consistent with emerging evidence.

## Market response

There is not yet a market response. Plan management, Support Coordination and peer support are all mechanisms that support a participant to make decisions.

## NDIS role

The IDRG recommended the Agency develop an item related to support for decision making in the support catalogue including a role description for supporters of decision making, an outline of the skills, competencies and personal characteristics required for a decision making supporter and an outline of the core topics for training for supporters.

## Participant and supporter roles

To share understandings of the participant’s will and preferences

To commit to agreements and shared partnerships

# Building Block 4 Partnerships and shared responsibility

## What are partnerships and shared responsibility?

Partnerships and shared responsibility refer to the clarification of responsibilities associated with supporting a participant to live in their own home with a combination of paid and informal support.

## Why is it important?

Any supported independent living arrangement is more likely to be sustainable and lead to positive outcomes if the participant is supported in a series of partnerships in which responsibilities are clarified and defined.

## Examples

A statement of partnerships and shared responsibility would outline:

* roles and responsibilities of the participant, the family and informal supporters, mainstream, community and disability services and the NDIS
* the steps the NDIS will facilitate through LAC, Support Coordination and/or reasonable and necessary support to negotiate with:
	+ mainstream services to ensure reasonable adjustment
	+ community organisations to foster membership and belonging
* the facilitation of and support to monitor service agreements that reflect the priorities of the participant.

## Market response

Negotiation and documentation of partnerships and shared responsibilities is the responsibility of NDIA planners, LAC partners and Support Coordinators. They are not yet of consistent quality.

## NDIS role

To clarify roles and responsibilities of participant, family, mainstream, community and disability services and the NDIS

To ensure the facilitation of service agreements

To negotiate with mainstream services to ensure reasonable adjustment

To negotiate with community organisations to foster membership and belonging

To continue to provide training and support to NDIA planners and LAC partners

To include information about these responsibilities in requirements for Support Coordinators

## Participant and supporter roles

To be open and respectful to possible partnerships

To raise concerns

To follow through on commitments

# Service agreements

## What are service agreements?

Service agreements are commitments made between participants, their informal supporters and a provider about the details of the support to be provided. They outline what is important to the participant and what is important to the provider. NDIA planners, LACs and Support Coordinators assist participants to negotiate services agreements.

## Why are service agreements important?

In the NDIS, service agreements are one strategy by which participants can formally let the provider know their expectations. They also provide the framework for monitoring service quality and outcomes.

## Examples of service agreements

The NDIS website provides pro forma service agreements. Many participants seek more detailed agreements that clarify specific expectations.

## NDIS role

To provide support for participants to both negotiate service agreements and to increase their capacity to negotiate service agreements

## Participant and support roles

To actively communicate what is important and to monitor whether the provider is meeting expectations under the service agreement

To follow through on the commitments made in the service agreement

# Building Block 5 A practical plan including resources

## What is a practical plan?

A practical plan consolidates all aspects of the planning process with the reasonable and necessary support to make it happen. This funding plan enables the participant, his/her family, informal supporters and services to be clear about the direction, the steps and the responsibilities that will enable the participant to live in his/her own home.

## Why is a practical plan important?

A practical plan enables the participant to know where they are going, how they are going to get there and to hold everyone to account for their contribution to the goal.

## Examples

A practical plan for supported independent living would reflect the results of assessments and discussion and decisions made in relation to:

* decision-making processes
* participant skill development
* capacity building for informal supporters
* the plan for housing
* the plan for support
* the identification of responsibilities and anticipated time frames

## NDIS role

To provide reasonable and necessary support that reflects decisions made.

## Participant and supporter roles

To actively engage and follow through on commitments

# Building Block 6 Safeguards

## What are safeguards?

Safeguards are measures taken to protect someone or prevent something undesirable. Whilst all people experience some vulnerability, people with disability generally experience heightened vulnerability because they are more likely to experience disadvantages in life, have fewer opportunities and are more likely to be severely affected by the vulnerability they experience. Safeguards are strategies that protect people with disability and prevent them experiencing harm. Some safeguards are natural, like a friend visiting regularly or noticing changes, others are formal like standards and regulations, audits and complaints procedures and Commissioners.

States and territories remain responsible for formal Quality and Safeguards for disability services until a National Regulator is established in 2018 to assume the responsibility.

## Why are safeguards important?

The lives of people with disability are often restricted as a result of the fear that they may not have a good understanding of the choices they are considering and the risks involved and that services will be held responsible for their ‘unwise’ decisions. Service response to risk is often driven by fear of being blamed by families, being sued for negligence, attracting unwelcome media attention and suffering reputational damage.

It is widely acknowledged however that under the right circumstances, positive risk is beneficial for growth and development. In its 2015 paper *Enhancing personal safeguards,* the IAC drew on experience from the UK[[6]](#footnote-6) to argue that positive risk taking can be promoted using person centred planning and supported decision making with a sharing of power to enable people to be supported and to share responsibility for increased independence, choice and control.

Enhanced personal safeguards play an important role in enabling people to exercise choice and control and share responsibility for a good life lived safely.

## Examples

The separation of housing and support is an important safeguard for participants. This can lead to more independent parties in a person’s life, and better safety outcomes.

Two other key safeguards that enhance the safety of all vulnerable people include developing the ability to speak up for one’s self and having relationships with ordinary people who are not paid to provide support. In addition, assisting people with disability to plan personal safeguards involves assisting them to identify specific vulnerabilities they experience in their lives and to plan strategies to avoid the potential harm or minimise its impact.

## Market response

NIDS planning processes and most providers have little experience in helping participants to plan personal safeguards. Whilst the NDIS undertakes a risk assessment of participants, this is of a general nature and does not relate to the fine details of a person’s life.

## NDIS role

To assist participants develop personal safeguards.

## Participant and supporter roles

To engage in developing personal safeguards

# Building Block 7 Options for housing

## Why is information about housing options important?

People with disability face significant challenges in securing affordable housing. The challenges are even greater for NDIS participants whose significant functional impairment also leads to barriers to employment and daily living that make access to housing on the private rental market and home ownership a challenge.

While approximately 6% of NDIS participants will receive funding for specialist housing solutions under Specialist Disability Accommodation (SDA), far more will face affordable housing challenges, which can require long-term planning, creativity, and/or assistance from state housing authorities or non-government organisations to overcome.

Participants will be looking for housing options that meet their requirements in terms of proximity to personal networks, accessibility and affordability. Many participants will need support to explore options, negotiate with real estate agents and land lords and to maintain a tenancy once secured.

Options for housing are separate from but inextricably linked to options for support.

# Private rental

Private rental housing is established through a signed lease with a real estate agency or a private owner. Available properties are located through specific property websites and search engines. Tenancies are secured through a tenancy agreement for a set period of time.

Non-government agencies sometimes take on the head lease on a rental property and manage the tenancy for a small number of people with disability who choose to live together.

## Proximity to personal networks

Private rental housing can provide greater locational choice than public or community housing.

## Accessibility

In the absence of regulations in relation to universal design, most housing in the private rental market will not meet the access requirements of participants with mobility constraints. Increasingly however, some new apartments incorporate accessibility features but participants experience challenges in locating available accessible premises.

NDIS can assist with home modifications but is required to remove modifications at the end of the tenancy.

## Examples of accessible housing for private rental

Grocon’sParkland’s Project, Gold Coast, Queensland

<http://www.parklandsproject.com.au>

Grocon has built 1,252 dwellings with a mix of apartments and townhouses with all apartments designed to the Gold Standard of the Livable Housing Design guidelines, and all 82 townhouses to the Silver Standard.

Grocon and its investment partners retain ownership of the dwellings and offer the dwellings to the public as private rental accommodation.

## Affordability

Support to make private rental affordable includes:

1. Commonwealth and state government assistance with rent and establishment costs
2. House sharing with friends or strangers

## Examples of Commonwealth and State assistance with rent and establishment costs

Commonwealth Rent Assistance (CRA) is a non-taxable income supplement payable to eligible people who rent in the private or community housing rental markets

Initiatives like [Bond loans](file:///C%3A%5CUsers%5CPH0011%5CAppData%5CLocal%5CMicrosoft%5CWindows%5CINetCache%5CContent.Outlook%5CCA9X6F5B%5CBond%20loans), [Rental Grants](file:///C%3A%5CUsers%5CPH0011%5CAppData%5CLocal%5CMicrosoft%5CWindows%5CINetCache%5CContent.Outlook%5CCA9X6F5B%5CRental%20Grants), [Rent Connect](http://www.hpw.qld.gov.au/aboutus/ReportsPublications/FactSheets/Pages/RentingInThePrivateMarket.aspx), [Home Assist Secure](file:///C%3A%5CUsers%5CPH0011%5CAppData%5CLocal%5CMicrosoft%5CWindows%5CINetCache%5CContent.Outlook%5CCA9X6F5B%5CHome%20Assist%20Secure) and the [https://www.dss.gov.au/our-responsibilities/housing-support/programmes-services/national-rental-affordability-scheme](file:///C%3A%5CUsers%5CPH0011%5CAppData%5CLocal%5CMicrosoft%5CWindows%5CINetCache%5CContent.Outlook%5CCA9X6F5B%5CNational%20Rental%20Affordability%20Scheme) are designed to help low income earners to access and sustain housing in the private rental market.

## Examples of house sharing with friends or strangers

A number of providers head lease a property and then manage the tenancy for a small number of people with disability who choose to live together.

Other people with disability organise their own tenancy on the private rental market and then live alone or with friends. See Home share in Building Block 11.

# Social or public housing

Social housing is long term affordable housing for people on very low or low incomes. It is funded by both State/Territory and Australian governments through the National Affordable Housing Agreement (NAHA) and administered by State and territory governments.

Applicants for social housing must meet eligibility requirements including residency requirements, as well as income and assets tests. Eligible applicants are placed on a 'housing register' or 'wait list'. There is high demand for public housing and wait times can vary depending on location and need. In some areas the wait time for public housing can be up to two, five, or ten years

## Proximity to personal networks

Reliance on social or public housing may restrict proximity to personal networks. More choice is available however where public housing is provided by community housing providers many of whom have capacity to subsidise rent on the private rental market and own properties in mixed communities.

## Accessibility

Public/social housing is supposed to be built according to principles of universal design (using the Livable Housing guidelines) however these are not always adopted. People with impairments related to mobility continue to struggle to secure accessible public housing.

While the COAG principles outline that State Governments remain responsible for reasonable adjustments to properties, implementation varies between jurisdictions. On a case by case basis, the NDIS can consider funding home modifications to public housing over and above that covered by reasonable adjustment.

## Affordability

Public housing provides the most affordable option in Australia with rents set as not more than 25% of total household income.

## Examples

**Housing SA** is committed to providing a minimum of 75% of all new houses to meet or exceed their Universal Housing Design Criteria. Existing housing is modified on an ‘as required basis’.

# Intentional communities

An ‘intentional community’ is a group of people dedicated with intent, purpose, and commitment to a mutual concern. The group may share land or housing, or is close enough geographically to be in continuous active fellowship to effectively carry out the purposes to which it is dedicated. Broadly intentional communities can include co-housing communities, eco-villages, kibbutzim, and housing cooperatives.

In this instance, the dedicated intent is to people with disability. Intentional communities have been established predominantly for people with intellectual disability.

## Proximity to informal supports

Intentional communities are unlikely to be close to personal networks.

## Accessibility

Variable. NDIS may be able to assist with home modifications but is required to remove modifications at the end of the tenancy.

## Affordability

Intentional communities using public housing stock set rents at 25% of household income.

## Examples

### **Benambra Intentional Community**

Benambra is an intentional community within a residential development located in Phillip (Canberra). Three mothers of men with disability provided the impetus for Benambra which comprises of 25 dwellings. Housing ACT owns the properties and is responsible for the maintenance.

The three men with disability are housed individually; they have their own home with a housemate/co-resident. The residents pay rent in accordance with Housing ACT rent policy (a proportion of income). Co-residents receive an annual salary but live rent-free (their rent comes from the support funding, so Housing ACT receives rent but through the support funds). Utilities are shared equally and each person pays for their share of food and consumables

In the rest of the community, eleven of the families are part of the core intentional community. The remaining residents are non-intentional community residents but are still supportive of the principles of the intentional community.

### L’Arche

The L’Arche homes and programs enable people with disability, and those who assist them to live together in homes and apartments, sharing life with one another and building community. The L’Arche communities aim to develop long-term, mutual, interdependent relationships, a stable, life-giving home environment that can respond to members’ changing needs. People with disability are ‘core members’ and live in an egalitarian relationship with assistants (‘caregivers’).

There are 8 L’Arche Communities in Australia that provide relationship support to people with intellectual disability, and 1 Friends of L’Arche community. The communities offer personal support and person centred accommodation support. This may be for a few hours per week or 24 hours a day. The community does not have to be located in the same premises, the same street or same suburb.

# Home ownership

Home ownership is a preferred tenure for most Australians, including people with disability. It provides security of tenure, and is a recognised strategy for personal wealth creation and financial security. However, home ownership rates among people with disability, particularly those with profound or severe disability, are significantly lower than the general population.

Some of the barriers to home ownership are the cost of housing, access to finance and a lack of accessible stock. Two strategies to promote home ownership by people with disability are the provision of incentives and support for families to purchase homes for their family member with disability and the establishment of shared equity schemes to make home purchase more affordable.

## Incentives for families to purchase homes

The Special Disability Trust is one option to promote home ownership for people with disability. The Australian government provides favourable tax concessions for a trust established primarily for succession planning by parents and immediate family members. Strict criteria apply including the purpose of the trust is for the current and future care and accommodation needs of a person with a severe disability or medical condition.

## Shared and mixed equity schemes make home purchase more affordable

Affordable home ownership can be achieved by shared equity and mixed equity schemes, where the home is owned jointly by the person with disability and a shared equity partner such as such as a financial institution, a government department, or a not-for-profit housing organization.

Affordable home ownership can also be achieved by the government providing homes for sale that are affordable for those on a low to moderate income.

## Examples

### [KeyStart Shared Home Loans, Australia](http://www.keystart.com.au/)

The Western Australian Housing Authority offers of range of home ownership products through its lending provider Keystart. The range includes low deposit home loans, shared equity schemes, and shared ownership arrangements. There are also specific loans for people with a disability.

### [Affordable Homes, Australia](http://affordablehomes.sa.gov.au/)

The South Australian Housing Authority Affordable Homes Program assists individuals and households to purchase their own home for owner occupation. There are eligibility requirements for the program based on household income and asset limits.

### [Mixed Equity Program - Housing Choices Australia](http://www.housingchoices.org.au/housing/housing-types/)

Housing Choices Australia creates safe, quality, affordable housing for people who are struggling to find a home in the private rental market. This mixed equity program targets people with a disability who need support to live independently, have moderate assets that can be put towards home ownership, but they may not have income to service a home loan. Housing Choices Australia is in Victoria, South Australia and Tasmania.

### [Streets Ahead Incentive Program, Australia](http://www.dhhs.tas.gov.au/housing/buying/streets_ahead)

Housing Tasmania runs a program that provides public housing tenants up to $13,000 towards their house deposit, legal costs, and mortgage insurance premium.

### [Home Share, Australia](http://www.dhhs.tas.gov.au/housing/buying/homeshare)

Home Share Australia is a Tasmanian shared equity scheme that allows low income households to buy a property from Housing Tasmania, a house and land package, build a new house on an existing owned land, or a newly constructed house that has not been lived in. Up to 70% of the equity of the property can be purchased with finance through Bendigo and Adelaide Bank Ltd.

# Specialist Disability Accommodation (SDA)

SDA refers to accommodation for NDIS participants who require specialist housing solutions to assist with the delivery of supports that cater for their significant functional impairment and/or very high support needs.

SDA payments are capital funds paid recurrently as part of reasonable and necessary support when an SDA eligible participant lives in an SDA registered dwelling.

SDA registered dwellings can be social housing (owned by community housing providers), developer owned or participant or family owned.

## Proximity to personal networks

Given the SDA payment is allocated to the participant, in principle he or she can use it in an SDA registered dwelling close to family and friends.

## Accessibility

SDA dwellings must meet requirements related to access and hence access can be assumed.

## Affordability

SDA eligible participants living in SDA registered dwellings pay 25% of the basic rate of the Disability Support Pension (DSP) plus Commonwealth Rent Assistance (CRA) for which the participant is eligible, before any adjustments for income. Rates apply whether or not the participant is receiving the DSP, for example if the participant is employed.

# Transition of existing SDA stock

Group homes with 5 bedrooms are the maximum size allowed for a dwelling to be registered for SDA. Some providers are examining the possibility of transitioning a 5 bedroom group home into a dwelling shared by residents with disability and residents without disability. This is based on successful approaches in the Netherlands in which students live rent free in nursing homes and provide at least 30 hours per month companionship to the residents[[7]](#footnote-7).

Such an approach provides a pathway to transition existing stock into homes where the residents with disability have role models that demonstrate how to be more independent and more included in their community.

Barriers to transitioning existing stock in this way include:

* shortfall in rent because the people without disability provide negotiated support in lieu of rent
* the structure of SDA payments around the number of bedrooms in the house, rather than around the number of SDA eligible individuals in the house is a disincentive to people with disability living with people without disability.

For example, in transitioning a 5 bedroom SDA dwelling to have 3 people with disability and 2 people without disability, the SDA payment per eligible individual is at a lower rate than if those 3 SDA individuals lived in a 3 bedroom house or if 5 SDA eligible individuals lived in a 5 bedroom house.

## NDIS role

### In relation to housing accessibility

To make representation to mainstream housing data bases [[8]](#footnote-8) to include searchable features related to access.

To develop a mechanism to assist participants to identify properties that meet their access requirements by seeding the development of a centralised repository of information about accessible housing.

### In relation to housing affordability

To inform participants and their support networks of options to address affordability options

### In relation to maintaining tenancy

To provide tenancy management support

### In relation to transitioning existing stock

To showcase process and outcomes of traditional models of supported accommodation that have been or are transitioning into contemporary approaches

To use an outcomes approach to reasonable and necessary support in Supported Independent Living, (providing advice as to the legitimacy of rent subsidy for home sharers as a value for money proposition in reasonable and necessary support)

In preparation for the review of SDA payments, to examine the impact of payments on the basis of the number of bedrooms rather than SDA eligible individuals.

## Participant and supporter roles

To identify preferences and consider each options with care

To be open to alternatives including actively raising scepticism and concerns about specific options

# Building Block 8 Governance framework for shared housing

## What is a governance framework for shared housing?

A Governance framework for shared living is an outline of process designed to help participants, their families and carers to make decisions involved in shared living. A framework for governance may cover issues such as:

* the nature of governance arrangement including whether there is a choice
* decision making processes including
	+ level of participation desired in decisions about services and supports, support staff, daily life and household costs
	+ requirements for voting
* disagreements and dispute resolution processes
* complaints processes
* processes for selection of co-residents
* process for selection of support provider including
	+ service model
	+ staffing
	+ service agreement
* process for selection of tenancy management provider
* overall management of household including
	+ absences
	+ changes in tenancy
	+ day to day life
	+ household costs
	+ risk management and safeguards

## Why is a governance framework important?

Reasonable and necessary support gives a participant choice and control over their supports. When participants live together, at least some of their individual choices impact on the choices of others. Residents thus become interdependent.

A governance framework outlines the process of to be used when residents need to make shared decisions.

## Examples

Ageing, Disability and Home Care in NSW has developed a *Governance resource kit: a tool for individuals and families,* designed to assist people living or thinking of living in a shared house to understand the types of decisions that need to be made and the options for decision making.

## Market response

Currently, there is very little discussion about governance processes in shared houses.

## NDIS role

To facilitate the development of frameworks for governance in shared living

To strengthen the capacity of participants to make decisions about their shared living.

## Participant and supporter roles

To decide what decisions they wish to make and how they wish to make them

# Turning a house into a home

# Building Block 9 A network of family, friends and supporters: Building informal support

## What is informal support?

Informal support is assistance provided by family, friends, neighbours or work mates as an expression of their relationship in a time of need. The use of the adjective ‘informal’ does not imply that the assistance is casual or without structure and process. Rather it is the term used to distinguish the assistance provided by family and friends from paid support provided by government-funded organisations.

Many people with disability need an intentional approach to develop and sustain a network of informal supporters.

## Why is informal support important?

For most people, quality of life is associated with valued relationships with people who care about their wellbeing and who share the ups and the downs of life.

People with disability often need assistance from others to advocate for their rights and interests and to assist them to make decisions and speak up. Such relationships are critical to enabling people with disability to move from being spectators to being members, belonging to a group and embedded in the community.

Many people with disability have few unpaid relationships to provide guidance, protection and support other than immediate family. The perennial worry of parents is who will provide this guidance and support when they are no longer to do so.

Evidence[[9]](#footnote-9) suggests that the most effective safeguards for vulnerable people come from relationships with people who are not paid to be there, supporting the observation that paid support is most targeted and effective when used to complement (rather than replace) informal support provided by family and friends. Targeted, effective support is essential for Scheme sustainability.

## Examples of approaches to build informal support

Many people problem solve around big life decisions with family and friends. The NDIS provides new opportunities and encouragement for family and friends to come together to assist a person with disability to plan. Most of this planning happens informally and iteratively in the course of day-to-day life around kitchen tables, over picnics and the like.

Some people use more formal processes to consolidate informal support with a purpose. Examples of intentional strategies to develop informal support are described below.

### Circles of Support

A circle of support is a group of people who are invited to come together in friendship and support of a person with disability. They meet on a regular basis to promote and support the person’s interests, goals, relationships, and well-being and to build a meaningful life.

Circles often have a facilitator who helps to organise and run meetings, providing a framework for people to be involved and for planning in a practical and structured way.

### MicroBoards

A MicroBoard is a small group of people, typically committed family and friends of a person who experiences challenges in life. The people form a MicroBoard, an incorporated association for the benefit of that person.

The MicroBoard works with the person to help them plan and achieve their goals for a good life.   They put the person’s goals, dreams, needs and desires at the centre of their decisions and actions (i.e. a person-centred approach). The structure of a MicroBoard also helps the wider community to have a relationship with the person and to benefit from their contribution. Some MicroBoards have grown out of circles of support where members have sought greater formalisation

Depending on a person’s particular needs, the role of a MicroBoard can include assisting with coordinating support services, finding and keeping employment, facilitating friendships & social community.

## Market response

A number of Australian capacity building organisations[[10]](#footnote-10) run workshops on circles of support but very few providers assist participants to develop and run a circle of support.

MicroBoards Australia is a small non-government organisation that provides information and seminars to people interested in setting up a MicroBoard.

## NDIS role

In the ILC to provide

* information and capacity building about strategies to build informal support
* opportunities for peer support

To provide reasonable and necessary support to develop, facilitate and sustain strategies that strengthen informal support for a participant.

## Participant and supporter roles

To believe that it is possible for the participant to have friends and unpaid relationships

To share insights into the person’s interests

To be responsive to guidance as to how to bring others into the life of the participant

# Building Block 10: Plan for participation, contribution and community engagement

## What is a plan for participation, contribution and community engagement?

A plan for participation contribution and community engagement is a blue print to guide the participant and his/her informal and formal supports to develop a full life included in their community.

For some participants whose lives are diminished as a result of their disability and life circumstances, the first step of a plan is to enable the participant to have new experiences in order to identify preferences and interests. The plan then establishes steps that facilitate connection to the community group or organisation. This includes ensuring the availability of supports that facilitate membership and belonging, assisting the participant to move from spectator accompanied by paid staff to a member connected to other members. The plan must identify and build informal support that will reduce the role of paid support in an activity, recognising however that some participants will require an ongoing the role for paid support.

## Why is a plan for participation important?

Social and economic participation, opportunities to make a contribution and to be engaged in the community are important to a rich and fulfilling life at home because they contribute to health and wellbeing and provide the basis of relationships that can nourish home as well as community life.

A significant group of NDIS participants have led sheltered lives with restricted opportunities to participate and contribute. Intentional strategies are necessary to implement a vision including removing attitudinal and structural barriers and fostering opportunities.

## Who helps the participant develop a plan?

NDIS community partners deliver LAC and ILC services assisting participants to connect to and become embedded in the community.

Participants planning to move into their own home will have access to the Housing Options Package that will facilitate the development of a plan for participation, contribution and engagement.

## Examples

The plan for participation, contribution and engagement is separate from but a foundation of a plan for supported independent living.

Research by Roger Stancliffe (2013) demonstrated that a community partner using intentional strategies enabled older workers with disability who had led very sheltered lives to retire from ADEs to join a range of community groups and experience the pleasures of belonging and engagement at a level they had never experienced before.

The research showed effective strategies included:

* engagement with people one at a time as individuals
* provision of support to the individual by someone they trusted because it is only through a trusting relationship that people are support to take positive risks
* support to the individual to explore their interests and seek membership of a group on the basis of shared interests
* recruitment and provision of training and support to a member of the community group to act as a mentor and soft advocate to guide success
* recognition that the whole process takes a long time, proceeding at the pace of the individual and the group.

## Market response

There are not yet many providers skilled at delivering support that embeds participants in community rather than just connects them to a community group.

## NDIS role

To stimulate the growth of providers skilled at embedding participants in community rather than just connecting participants to community

## Participant and supporter roles

To contribute to the development of the plan

To engage in skill development opportunities

To identify and implement steps that will assist with the implementation of the plan

# Building Block 11 Options for support

## What are options for support?

Noting the inextricable link between housing and support, the separation of these two vital elements provides scope for creativity and innovation in using paid support to complement the informal support provided by family, friends and housemates to enable a person with disability to experience an ordinary life in their own home.

The NDIS funding approach enables greater variety in support options than ever before and Assistive Technology and intelligent design provide the opportunity to further change (and sometimes reduce) the way supports are provided. Ongoing innovations are expected as people with disability express their preferences.

## Why is it important to communicate about options for support?

Most participants and their families are not familiar with the broad range of options that can assist participants to tailor their reasonable and necessary support to complement support provided by family and friends. Most people are only familiar with shared supported accommodation, which can be restrictive to participants and as an SDA option, expensive to the Scheme.

## Examples of contemporary support

## KeyRing

KeyRing is an approach to housing and support through a ‘supportive housing system’ in which nine (9) members with disability live in their own home close to one another and receive assistance from a community living volunteer and other members. The volunteer either lives in the same community or has strong links to the community and supports members to make connections with one another and the local community.

Typically, the volunteer assists members with housing and tenancy, community access and inclusion and social support including the development of locally based peer friendship networks. The volunteer lives in his/her home rent free in lieu of this negotiated assistance. Paid staff from the agency hosting the KeyRing model provides support to the members and the volunteer.

People living in a KeyRing model have a variety of tenancy arrangements.

## Market response

A small number of providers in Australia operate KeyRing models. One is Northern Support Services in Victoria <https://www.nss.org.au/keyring>

## Examples of people with disability living with people without disability

Two approaches identified below support people with disability to live with people without disability. Both approaches have been evaluated to demonstrate positive outcomes for participants. Both approaches however experience challenges in the NDIS environment.

## Home share

Home share is an approach in which a person with disability invites a person without disability to share their home. The householder is a person who may require companionship and assistance with some household chores and the home sharer is a person who needs somewhere affordable to live. The householder provides ‘negotiated home share assistance’ in exchange for companionship and domestic assistance provided by the home sharer.

The Homeshare models has been extensively evaluated and found to be a positive and effective way of supporting people to live independently. The Homeshare model “deliver(s) large net economic benefits to householders who receive at home care, to homesharers who would otherwise have to pay rent, to governments for the delay in entering more expensive forms of care”.[[11]](#footnote-11)

## Market response

Homeshare is offered

* in the ACT by Community Connections,
* in Victoria by Uniting Care Community Options, Independent Disability Services, by Wesley Homeshare and Geelong Do Care;
* in WA by Avivo (formerly Perth Homecare Services)
* in South Australia by Homeshare
* in Tasmania by Community Based Support

## Challenge

The Homeshare model is perceived to be at risk ‘because the NDIS does not have a ‘clear path’ to secure homeshare support’[[12]](#footnote-12). Based on a volunteer approach, Homeshare programs require resources to set up a homeshare match for which the NDIS price catalogue makes no provision.

In addition, the inability to use reasonable and necessary support to subsidise the rent of a home sharer is a barrier to the viability of this option for all but a small group of participants because in the Homeshare approach, the person without disability provides negotiated home share assistance in lieu of rent.

## Shared Lives[[13]](#footnote-13)

Shared Lives is model of support in which the person with disability moves in to live with a compatible Shared Lives carer and their family. Shared Lives is also used for short breaks and day support for people who live with family carers.

In England 2014/15, over 11,570 people were being supported in Shared Lives arrangements with 6,120 (53%) living in long term arrangements, over 3,260 (28%) enjoying short breaks and respite and nearly 2,190 (19%) receiving day support.

76% of the participants have a learning (intellectual) disability and 5% have a physical impairment.

In Shared Lives, a Shared Lives carer shares their home and family life with an adult who needs care or support to help them live well. Local Shared Lives schemes, which are regulated by the Care Quality Commission, individually match trained and approved Shared Lives carers with people who need their support. In Shared Lives, the goal is an ordinary family life, where everyone gets to contribute, have meaningful relationships and is able to be active, valued citizens.

Shared Lives participants are supported by their Shared Lives carer to develop or maintain independent living skills, friendships and live as part of their local community, all of which enhances their sense of wellbeing in a safe and supported environment. Shared Lives participants also enjoy other activities during the day. Many people moving into Shared Lives arrangements from more institutional services are able to do things for the first time in their lives – learn to cook, volunteer, work, make new friends.

The Care Quality Commission consistently rate Shared Lives as one of the safest and most effective forms of care and support with 96% of participants rating the service outstanding or very good compared to 66.8% of participants in community services and 63.5% in residential care[[14]](#footnote-14).

## Market response

There are no known programs in Australia that support adults with disability to live in the home of another individual or family. The concept of Shared Lives can be seen in host family respite care, popular with children and young people with disability. In fact, programs providing host family respite care for children with disability fear that their model will be unsustainable under the price catalogue of the NDIS.

## Challenge

The NDIS Price Catalogue will require adjustment to facilitate Shared Lives Programs into the Australian market.

## NDIS role

To support the development of these new approaches to housing and support, respite and day programs

To review the pricing structure to ensure it does not inhibit the entry of innovative approaches that enhance participant independence and inclusion

To develop a mechanism to assist participants to locate housemates

## Participant and support roles

To identify preferences

To be open to alternatives including actively raising scepticism and concerns about specific options

To consider each options with care

# Recommendations

## Requirements of the NDIA in relation to the 11 building blocks of housing and support

In relation to vision and strengthening informal support: that the NDIA:

* establishes peer networks for people with disability planning to move out of home with similar peer opportunities for their families
* includes ‘moving out of home’ content as part of future planning for young people in their middle teens

In relation to assistance with information and planning: that the NDIA:

clarifies and publishes information that assists with planning

facilitates the publication of provider lists by registration group to assist participants and their families to locate an appropriate provider from the market

drives specialisation of Support Coordination to ensure that providers assisting participants to live in their own homes have the requisite knowledge, skills and experience.

In relation to clarity in and support for decision-making: that the NDIA:

* develops an NDIS approach to support for decision making
* identifies processes to enable participants to strengthen their decision making capacities and for informal supporters to be skilled in supporting decision-making

In relation to partnerships and shared responsibilities: that the NDIA:

* includes information about these responsibilities in requirements for Support Coordinators

In relation to safeguards: that the NDIA:

* supports participants to develop personal safeguards

In relation to housing options: that the NDIA:

* makes representation to mainstream housing data bases to include searchable features related to access.
* develops a mechanism to assist participants to identify properties that meet their access requirements by seeding the development of a centralised repository of information about accessible housing.

In relation to transition old models: that the NDIA:

* showcases examples of transition including process and outcomes of traditional models of supported accommodation that have been or are transitioning into contemporary approaches
* develops an outcomes approach to reasonable and necessary support in Supported Independent Living, (providing advice as to the legitimacy of rent subsidy for home sharers as a value for money proposition in reasonable and necessary support)
* In preparation for the review of SDA payments, examines the impact of payments on the basis of the number of bedrooms rather than SDA eligible individuals.

In relation to governance in shared housing: that the NDIA

* facilitates the development of frameworks for governance in shared housing
* strengthens the capacity of participants to make decisions about their shared housing.

In relation to a plan for participation: that the NDIA:

* stimulates the growth of providers skilled at embedding participants in community rather than just connecting participants to community

In relation to options for support: that the NDIA:

* supports the development of new approaches to housing and support, respite and day programs including but not limited to Key Ring, co-resident home share, adult family share etc.
* review pricing structure to ensure it does not inhibit the entry of more contemporary approaches. Particular emphasis in the review on infrastructure costs associated with volunteer programs and outcomes based approach to pricing in SIL to cover cost of rent subsidy
* at time of review of SDA, reviews impact of bedrooms as against SDA participants
* develops mechanisms that assist participants:
	+ identify properties that meet their access requirements by the development of a centralised repository of information about accessible housing
	+ locate people (other participants and people without disability) with whom they may want to home share.

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