

POLICY 1.1 FINDING A HOME WITH ILV

OVERVIEW

This policy provides information on the housing ILV (we, us, our) provides and how we fill vacancies in our homes.

It applies to all ILV properties

WORD LIST

Property: Disability housing owned, leased, rented and/or operated by ILV.

SDA Resident: NDIS Participant who has Specialist Disability Accommodation (SDA) in their plan and has signed a tenancy agreement to live in an SDA property (or an authorised person has signed on their behalf).

SDA Property: A property enrolled as Specialist Disability Accommodation (SDA) with the NDIS.

POLICY

We provide homes for people with a disability.

This policy provides information on:

- The housing we provide
- Housing advice
- Who can live in ILV properties
- Specialist Disability Accommodation (SDA)
 - The pathway to SDA
- Finding out about our homes
- Choosing people to live in our properties
- Conflict of interest

THE HOUSING WE PROVIDE

We have different types of housing.

- We have properties (e.g. apartments in buildings) where all other residents have a disability ... and properties where there may be no other people with a disability living nearby
- We have properties with different levels of access and features to suit the different needs of people with a disability.

We may:

- Own the property
- Lease the property on a long-term basis
- Rent the property on the open market.

Policy No: 1.1	Name: Filling Vacancies – Specialist Disability Accommodation		
Approved by: Board	Version: 1.4	Review Date: Sep 2023	Page 1
Date Approved: 18 Dec 20			

HOUSING ADVICE

We provide advice to people with a disability, their families, support services, support coordinators and other organisations on housing options.

We also provide advice to people and organisations who want to design and/or build disability housing.

WHO CAN LIVE IN ILV PROPERTIES?

You can live in our properties if:

You are eligible for Specialist Disability Accommodation (SDA Resident)

- You are an NDIS participant with SDA as part of your plan
- You can live independently with care and support
- You have appropriate support in place to meet your needs

The NDIS will include funding for SDA in your plan. The amount of funding will be based on the housing they think you need. Your housing is subsidised by the NDIS.

You are a partner, friend or family of an SDA resident

If you are an SDA resident, you can choose to live with ...

- your partner
- family members
- friends (including people who are not NDIS participants)

... if it doesn't present a risk to your health or safety.

You are an NDIS participant and need medium term accommodation (MTA Resident)

Medium term accommodation is time limited housing (up to 90 days) while you wait to move into long term housing.

You are an NDIS participant and need Short Term Accommodation (STA Resident)

Short term accommodation is housing for around 4 – 6 weeks when you need to move from where you normally live for a short time e.g. if your carer is sick.

SPECIALIST DISABILITY ACCOMMODATION (SDA)

Specialist Disability Accommodation (SDA) is housing for people with:

Extreme function impairment: This means you have a lot of trouble doing (or can't do) daily tasks on your own. You might have a very hard time moving around, completing personal care tasks, or looking after yourself.

It also means you need lots of support from someone to do these things.

AND/OR

Policy No: 1.1	Name: Filling Vacancies – Specialist Disability Accommodation		
Approved by: Board	Version: 1.4	Review Date: Sep 2023	Page 2
Date Approved: 18 Dec 20			

Very high support needs: This also means you need a lot of person-to-person support. Your family or friends might not be able to give you this level of support informally.

This is because it could be risky for family or friends to help out. Or it might be dangerous for you. You may need SDA to stay safe or keep others around you safe.

SDA properties are specifically designed for people with a disability and are enrolled with the National Disability Insurance Agency (NDIA).

THE PATHWAY TO SDA

The NDIS decides if you are eligible for SDA.

We can help you along the pathway to get SDA in your NDIS plan.

We will:

- Talk with you about your housing goals and housing needs
- Discuss whether you may be eligible for SDA (if you don't already have SDA in your NDIS plan)
- Work with your Support Coordinator and give advice on the information the NDIS needs to assess your eligibility e.g. assessments, housing goals, alternative housing options considered
- Refer you to an organisation that can prepare an SDA eligibility report (if required)
- Provide information on housing that might meet your needs (e.g. accessibility level)
- Show you properties that might need your needs.

FINDING OUT ABOUT OUR HOMES

If you are looking for a home, you can:

- Look at our website (we advertise what homes we currently have available) ilv.org.au
- Leave an expression of interest on our website (tell us what you are looking for)
- Look on other websites that list disability housing e.g. Housing Hub and Go Nest
- Talk with us about what you are looking for and we will work with you to try and find a property that meets your specific requirements.

We also:

- Take referrals about people looking for a home, from:
 - Disability service providers
 - Hospitals, rehabilitation centres, and aged care and retirement homes
- Put information about our properties (advertise vacancies) on:
 - Social media
 - At Disability expos
- Tell the NDIS about any vacancies in our properties (within 5 days) when:
 - A resident tells us they are leaving
 - We ask a resident to leave

Policy No: 1.1	Name: Filling Vacancies – Specialist Disability Accommodation		
Approved by: Board	Version: 1.4	Review Date: Sep 2023	Page 3
Date Approved: 18 Dec 20			

- There is a vacancy for any other reason.

We advertise vacancies in our properties when we get a new property or as soon as we know a vacancy is coming up.

CHOOSING PEOPLE TO LIVE IN OUR PROPERTIES

We will try to match you to a property that:

- Meets your specific needs
- Assists you to access the specialist support services you use regularly
- Assists you to meet the goals and objectives in your NDIS plan
- Makes the best use of the available properties.

In thinking about whether we offer a property to you, we will:

- Speak with you about your needs, wishes and preferences
- Consider whether the property meets your needs
- Consider whether the property matches the housing type approved by the NDIS
- Let you visit the property with family, friends and others e.g. Occupational Therapist
- Speak with support service providers about whether they can provide services to meet your needs in the property (this may be a support service provider based at the property or a support service provider who visits the property and is your choice of provider)
- Consider how you might fit in with other people living in the property
- Take into account any specific requirements e.g. as identified by an Occupational Therapist

CONFLICT OF INTEREST

If you apply for housing with us, you need to tell us if you know any of our staff or Board members.

In this case:

- We will document your connections (in our Conflict of Interest register)
- The person you know will not be involved in the decision about your housing

RELATED POLICIES, LEGISLATION OR OTHER RESOURCES

Legislation and Guidelines

- *Specialist Disability Accommodation Operational Guideline* NDIS 23 July 2020
- *Terms of Business for Registered Providers* 2016

Resources

- *The Pathway to SDA* Summer Foundation December 2017
- Tenanthelp Tenanthelp.com.au (State specific information for tenants)
- Disability Housing Information line 1800 843 929 or email housinginfo@pwd.org.au Information for people living in SDA properties and their supporters

Policy No: 1.1	Name: Filling Vacancies – Specialist Disability Accommodation		
Approved by: Board	Version: 1.4	Review Date: Sep 2023	Page 4
Date Approved: 18 Dec 20			