



# Home in Place

SPECIALIST DISABILITY ACCOMMODATION NEWSLETTER  
VOLUME 3

My team of SDA relations officers are passionate about helping people to live independently. Especially Sarah who always comes back from property inspections and SIL meetings with joyful tales of the residents she meets. Residents who confidently and happily show her around their home and share their stories and interests.

But it's not just residents – people with a disability - that SDA housing helps. In this edition you will meet the parents of two residents who, now their boys are living independently, are enjoying retirement and “their time”.

Read on for more information. If our expert SDA team can be of help to you, please get in touch.

*Larissa Bridge*  
*Operations Manager SDA & Specialist Services*



## SDA Services to help restore funding to avoid aged care

A Sydney woman was earmarked to move into one of our HPS villas when SDA funding was withdrawn from her plan. The 65-year-old who was previously fully funded for both SDA and SIL, has been in long stay hospital care and was advised that she should live in aged care despite her having a condition which makes that very problematic for her and any aged care provider.

Through our involvement with the SDA Alliance, we knew about the consulting firm SDA Services. It provides reports aligned to the SDA Rules for clients. We connected the supports of the participant and SDA Services so they can help her with an appeal. Collaboration and connection to help people with a disability live independently in appropriate housing is what Home in Place is all about.

# SDA gives sons independence and parents time for themselves

Specialist Disability Accommodation (SDA) has given a couple's sons the chance to live independently but allowed them to have time for themselves and each other.

Robyn and Trevor Moody are enjoying their retirement on the NSW mid north coast while sons Cameron and Byron enjoy life in their own SDA apartments in Sydney. Robyn and Trevor are building a new home and have plans to travel.

The couple had always wanted to leave Sydney, but the boys wanted to stay in Sydney where they have jobs, friends and support. Robyn says SDA has given her and Trevor time for them - something they never thought they'd get.

She says life is easier for everyone – and less back breaking for her and Trevor. Their relationships with the boys are better and they have more quality time with each other. [READ MORE ON OUR WEBSITE!](#)



## Victoria – We've arrived



Home in Place is now established in Victoria. We've been working with the fabulous team at [Guardian Living](#) to bring our expertise to help more Victorians with a disability to enjoy living in quality SDA housing.

We are now the SDA Provider – Property and Tenancy Manager for six apartments in Ringwood. We have another 27 apartments across four complexes coming online in October and November.

By the end of the year, we'll be managing close to 50 SDA homes – in the Melbourne suburbs of **Wyndham Vale, Williams Landing, Moonee Ponds, Ringwood, Richmond, Cheltenham, Greensborough and Clyde North.**

We're also looking to work with more SILS, support co-ordinators, developers and investors, and trades people for responsive maintenance. Please [get in touch](#) if you are interested or know of people we should talk too.



## SDA pricing review

Last month the Federal Government announced a review of Specialist Disability Accommodation (SDA) pricing.

The review will evaluate the impact of current SDA prices on supply and demand and set new SDA prices to guide market investment to areas that will most benefit people with disability that need SDA housing over the next five years. It will consider any early findings of the broader NDIS Review, which will be announced soon.

[Read more – Ministers' media release.](#)



# Your new forever home? Cessnock

## 21 Portrush Ave

We have one vacancy in a stunning new purpose built three resident high physical support home in Cessnock.

The modern, light and airy single storey home has three ensuite bedrooms, a covered patio, and double garage. There is a large flat yard with semi-rural views. Cessnock is in the heart of the NSW Hunter Valley with good access to facilities and support.

Check out our website for more information or to enquire.



PROPERTY NO. GT66632

*Home in Place has a range of SDA properties in different SDA categories - from 5-bedroom group homes to custom-built individual homes. We have vacancies in NSW, Queensland and Victoria. View our walkthrough videos for some properties on our [YouTube channel](#).*

## SIL Provider Spotlight – [Live Better](#) and its social enterprise café in Orange



L-R: LiveBetter area coordinator Naomi, head of LiveBetter Nigel, and support leader Callan.

One of the services LiveBetter provides is Supported Independent Living (SIL) in parts of the NSW Central West, Riverina, Far West and mid North Coast regions. They provide SIL services to residents in our homes across Orange, Bathurst, Dubbo and Broken Hill.

LiveBetter's message to clients is to "Live each day on your terms" because resident independence and happiness comes first. Resident capacity and skills building is an important part of LiveBetter's approach. Our SDA Relations Officer Sarah saw that first-hand when she went for lunch at Live Better's social enterprise café in Orange. There, people with a disability have employment or work experience opportunities.

Head over to [homeinplace.org](https://homeinplace.org) to read more about LiveBetter and its Café Connect in Orange!

# New Summer Foundation Reports -

## Timely housing improves health and well-being but NDIA accentuating SDA vacancies

New research by the Summer Foundation - [Budgetary impact of timely specialist disability accommodation payment approvals](#) - shows getting NDIS participants into appropriate housing can improve their health and well-being, while potentially reducing the overall cost of the NDIS. It also shows that well-designed housing is part of the solution to the NDIS's sustainability issues and the growing cost of support in traditional disability housing.

The Summer Foundation says another piece of research, its [SDA Provider Experience Report](#), shows the Specialist Disability Accommodation (SDA) market is being hindered by the National Disability Insurance Agency's (NDIA) stewardship.

The report says the more than 1,000 vacancies in new, purpose-built homes are not due to a lack of demand, but because of slow, inaccurate decisions by the NDIA on housing and providing a lack of accurate demand data.

In 2021-22, the [NDIA only spent 27 per cent](#) of the \$700 million budgeted for SDA and less than 20,000 people had SDA in their plans. Most people that have SDA in their NDIS plan are not informed on the options.

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## Meet the team - Sarah



SDA Relations Officer Sarah recently travelled more than 1000km in a week doing almost 30 property inspections and obtaining almost 20 Supported Independent Living (SIL) provider and resident stories. She also did lots of catching up with residents – hearing their stories and having them show her around their homes. Fostering resident independence and happiness is what Sarah loves about her role. There is another passion in her life that no resident and not many colleagues know about...

[Read more](#) about Sarah and her secret passion on our website!

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## CPA's Brie roasts up a storm

While on a visit to our Fofar St Stockton home, Sarah came across SIL provider Cerebral Palsy Alliance provider Brie preparing a roast dinner.

The self-confessed 'not much of a cook' had never cooked a roast before but was determined to give it a go because the boys wanted one.

This shows the lengths our SILs go to support SDA residents.

