



# Home in Place

SPECIALIST DISABILITY ACCOMMODATION NEWSLETTER  
MARCH 2023

In line with the NDIS principle of choice and control, Home in Place offers a wide range of housing options for people with a disability. Our focus is providing modern, accessible, purpose-built homes that are close to services, transport and support. Homes where residents can live as independently as possible and engage in their communities.

Lately there has been some discussion about **group homes** being a singularly bad thing.

The reality is that for some people they are an ideal alternative for people currently living in the family home or institutions, especially for those with limited SDA funding. Some residents thrive on the connection to others that a group home provides. Most of our group homes are new and purpose built. Group homes aren't for everyone but neither are single occupancy villas or apartments.



The other concerning issue on my mind of late is **NIMBYISM**. Many of our newsletter readers will know what I am talking about. Disability housing – not in my backyard. Shockingly, my team deal with complaining neighbours who say things like “Why do they have to live here – why don't they go back to where they come from?”. While we respectfully investigate and respond to all complaints, some are based on ignorance and discrimination.

While most of our neighbours and society more broadly is supportive of people with a disability living independently in our community, some attitudes need to change. We have started a conversation on Facebook and LinkedIn on this issue to raise awareness that NIMBYISM is not OK. Please feel free to share to help change attitudes. You're welcome to add your stories, comments or strategies for tackling this issue on the posts. Let's have the conversation.

It feels good to get that off my chest. Thanks for listening! ☺

Until next month,

*Larissa Bridge*  
Operations Manager SDA & Specialist Services

## Alternative pathway to disability housing for Janis

Janis has recently moved into one of our new, purpose-built SDA homes in the Newcastle suburb of Wallsend. She had been living in older style group home for more than 20 years.

As Janis is over 65, she is not eligible for the NDIS. But through the Home and Living Assessment Process she is still able to access SDA housing. There are pathways, other than the NDIS, to gain access to appropriate disability housing.

Our SDA Relations Officer Sarah caught up with Janis and her niece Tammie on a visit to see how Janis is settling in. Tammie says Janis seems so much happier and content. She loves having her own space and has made the unit her own. Janis received Supported Independent Living (SIL) support from Cerebral Palsy Alliance in her new forever home.

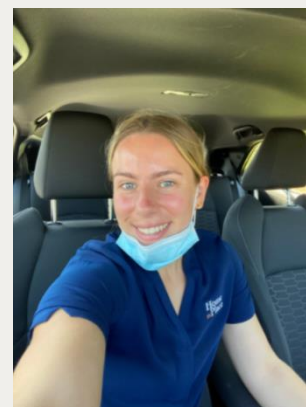
Talk to our team about alternative pathways to SDA and other disability housing today.



## Where's Tash? Orange and Dubbo

We often share the travel tales of our Tenancy Relations Officer Sarah but this month it is the turn of her colleague Tash. Last month she was in the NSW Central West towns of Orange and Dubbo where it was a very hot 38 degrees!

During the 800km trip Tash called into inspect seven properties managed by Home in Place. But the highlight is always meeting residents and the wonderful Supported Independent Living (SIL) teams supporting them.



## Your new forever home? Deebing Heights, QLD



PROPERTY NO. GT14213

This new, purpose built, three resident home is for people requiring high physical support accommodation and is ready to move into now.

The single storey home boasts four large bedrooms, two bathrooms, two parking spaces, a spacious shared open plan lounge room and kitchen, shared laundry, wide hallways, an outdoor alfresco area and quality inclusions throughout. Residents are only 15 minutes from the Ipswich CBD.

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, QLD and VIC.



# South Australia – we're coming



Home in Place is planning to start up in South Australia by the end of this financial year.

We're keen to hear from people needing SDA housing and their families, SIL and other support providers trades, as well as property owners, developers and investors, so that we can work together to bring more choice and control in disability housing to South Australians.

Already a registered SDA provider with the National Disability Insurance Scheme in South Australia, we are looking forward to being part of the city of churches and the Festival State.

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## SDA Alliance's *SDA Pricing Summary Report* available

Peak body SDA Alliance, of which we are a member, has released in conjunction with Urbis, the SDA Pricing Summary Report.

This report utilises the incredible data provided by SDA Alliance Members, to identify what is and isn't working in the current SDA pricing. The report summarises the SDA Alliance SDA Pricing Review submission to enable this review to support further investment and development of SDA, ultimately for the good of NDIS participants.

You can get a copy from the [SDA Alliance website](#).

The report includes a range of recommendations, covering:

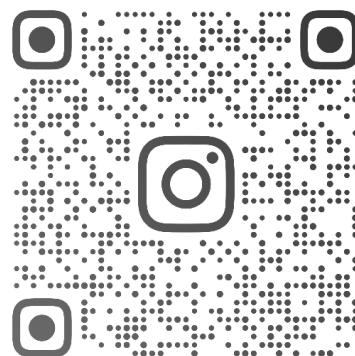
- Build costs
- Land costs
- Fire Sprinklers
- Other Acquisition costs
- Exit costs
- Ownership costs and vacancy rates
- Tax costs
- Financing costs
- Indexation
- Minimum accessibility standards
- Innovation
- Supply and demand forecasting

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## Meet the team on Insta

This month instead of introducing you to one member of our team, we had a bit of fun creating an Instagram reel where (almost) the whole team got to say g'day.

Check it out using the QR code and say g'day too.



REEL SHARED ON FEB 16, 2023  
BY HOME\_IN\_PLACE

# Brisbane Disability Expo



Our Queensland staff members Yosh and Leute were at the Brisbane Disability Expo on March 3.

It was a great opportunity to be able to help people to better understand Specialist Disability Accommodation, what is available and how to apply for it. We also got to catch up with some of our Queensland SIL partners - Phil Terry, Velocity, Great Mates, and Thrive 365.