



Home *in* Place

WELCOME HOME TO LIVING MORE INDEPENDENTLY IN A HIGHLY SUPPORTED WAY.

DECEMBER 2023

Hello

Another year has flown by. I can't believe it is almost Christmas.

I have been reflecting on the year as I write this. There have been some significant moments in the sector with the review of the NDIS and SDA pricing changes.

At Home in Place we have had another successful year helping people with disability to find appropriate, quality housing, with the right supports. Everything we do is centred on helping people to live as independently as possible in the community – with choice and control. This of course, also has tremendous benefits for the families and other loved ones of our residents.

We have established ourselves in Victoria and continue to grow in NSW and Queensland. We are working with more developers and investors and more Supported Independent Living providers than ever before. This partnership approach is key to our success of matching people with the right homes and the right supports of choice.

On behalf of the team, thanks to everyone for your support this year and for your feedback on this newsletter. We look forward to working with you and assisting more people find the right SDA housing for them.

Merry Christmas,

Larissa Bridge

Executive Manager Specialist Services



SDA home allows mum & daughters to stay together

Linda and her daughters Emma and Sophie are living happily together in a purpose-built SDA home in Redlands, Queensland. While always grateful for having a roof over their heads, the family was living in social housing that wasn't designed for Sophie and Emma's disabilities and support needs. After Emma and Sophie got SDA in their NDIS plans, it took Linda several years to find a suitable SDA home.

Most providers would not allow Linda to live with her daughters and homes were unable to accommodate the family dogs. Then she found Home in Place who had a suitable SDA property with an owner who was more than happy for Linda and the family pets to live with her daughters. Our team had kept in touch with Linda for more than two and a half years before we were able to help secure their forever home.

Our Tenant Relations Officer Katrina dropped off one of our Christmas hampers for the family to enjoy during a recent property inspection.

Read more about how the new SDA home has changed Linda, Emma and Sophie's lives for the better [here](#).



Your new SDA home? Lake Albert near Albury, NSW

The four residents of this purpose-built modern home are looking for a house mate in need of High Physical Support SDA housing. The house mates are male and female and aged between 44 and 65. The home is an active and social one. The house mates socialise together and have their family and friends over.



[Enquire via Housing Hub.](#)

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

[View all our vacancies here.](#)

The home is in a quiet area but close to facilities, transport, shopping and the beautiful lake foreshore. There's two living quarters. One with 3 bedrooms, a lounge and kitchen. The other has 2 bedrooms and a lounge. The spacious main bathroom has a hoist and Arjo bath.

The vacant large bedroom has a built-in wardrobe and provision for a ceiling hoist.

Onsite overnight assistance is available.

Successful Open Day at new Western Sydney SDA homes

We had a very successful open day this month at a new complex of High Physical Support SDA units in Western Sydney.

Lots of people attended the event – some mums and dads looking for homes for their children and support providers with participants looking to transfer into a new purpose-built SDA home.

We are looking forward to taking delivery of the complex early in the new year. We had several expressions of interest at the open day, so you will need to register your interest to avoid missing out.

The seven-unit complex has options to live solo or with other people, plus flexible SDA funding eligibility. You can use your own support providers or the onsite Supported Independent Living (SIL) provider - Aruma.

The easy access homes are in a quiet cul-de-sac with a park at the end of the street. Each home boasts oversized ensuite bedrooms, sunny courtyards and quality finishings, as well as easy access to transport, hospital, and shops.



Melbourne Disability Expo



We had a great time at last month's Melbourne Disability Expo. It was great to meet potential residents, their families, supported living providers as and other disability support providers.

Home in Place Annual Report

Our Australian Annual Report is now available. It contains information on our not-for-profit organisation's results and achievements in managing and providing a range of community housing and disability housing. From SDA housing to social housing to affordable housing.

[Download the report here.](#)

Celebrating International Day of People with a Disability

[International Day of People with a Disability](#) was held on December 3. This important United Nations' Day is celebrated the world over.

This year's theme was 'United in action to rescue and achieve the Sustainable Development Goals (SDGs) for, with and by persons with disabilities.' A theme that resonates with Home in Place as we have aligned our operations to the UN SDGs and champion and support others to do the same. Appropriate housing is fundamental to the SDGs, to people with disabilities leading successful lives, and to creating an inclusive and diverse community in Australia.

How did you celebrate IDPwD 2023?

New report on supply of SDA housing

The latest edition of the [Specialist Disability Accommodation \(SDA\) Supply in Australia report](#) has been released by Housing Hub and Summer Foundation. The report integrates the findings of a survey of 60 SDA providers with NDIA data on enrolled SDA to offer vital supply data to the market.

Key findings

- 2,287 SDA places were being developed across 1,543 SDA dwellings
 - 60.7% of the reported SDA places were being developed by private housing providers
 - Western Australia had the greatest amount of SDA places in development (28.0%) followed by Victoria (20.4%), NSW (23.0%), and Queensland (16.2%).
 - Most SDA places were being developed in apartments (37.7%), houses (33.1%), and villas/duplexes/townhouses (23.6%). Only 5.6% of places were in group homes.
 - More than two-thirds (68.4%) of pipeline dwellings were for one resident.
 - Most places were being developed for High Physical Support (71.5%), followed by Robust (11.6%), Improved Liveability (9.1%) and Fully Accessible (4.8%)
 - 67.6% of providers gave tenants full choice over their support provider, with only 13.5% limiting their tenants to receive housing and support services from the same organisation.
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Awards recognise our team's skills and dedication

Two of our team members have been recognised for their skills and dedication to their role of providing people with quality specialist disability housing. Well done, team!

Our Program Co-ordinator for our Home4Life homes, **Alex**, was Highly Commended in the Rising Star category of the national 2023 Power Housing Awards.

NSW Fee for Service Program Coordinator, **Dinah**, was recently recognised in Home in Place's staff recognition awards.

Final Report of Review of the NDIS released

The [Final Report of the Independent Review of the National Disability Insurance Scheme \(NDIS\)](#) has been released. The fact sheet on the review panel's recommendations on housing and living supports is [here](#).

The recommended reforms for SDA

- SDA categories and design standards should be reviewed to ensure they meet needs, remove the “Improved Liveability” category and create a new “Shared Living Support” category.
- SDA and living supports should be from separate providers.
- State and territory governments should agree to upgrade or repurpose ageing SDA accommodation and transition participants to housing in line with their needs and preferences. The NDIA should change its policies to reduce the bedroom count of ageing SDA dwellings.

The report makes 26 recommendations which include 139 detailed actions, some of which go beyond the NDIS. The independent review panel has designed the recommendations and actions to work together and says they must be considered as a total package of reforms.

The team hits the road



Tenant relations officers **Sommer** and **Emma** were recently on the road in parts of NSW. They travelled a combined 1,300km to complete 12 property inspections in the Central West and Northern Rivers. Sommer reported that the residents were all very happy and were excited to show her their rooms. She can't wait for the next road trip. Emma was delighted that the tenants remembered her from her last visit and said it was great to see them again.

Meanwhile, our newest team member **Nick** was on the road between Newcastle, Sydney and Albury – including paying a visit to meet residents at our featured home at Lake Albert (above) where we have a vacancy.

AIHW dashboard on younger people with disability in aged care

The Australian Institute of Health and Welfare (AIHW) publishes a [quarterly dashboard](#) of progress to meet the Australian Government's targets to reduce the number of younger people with disabilities going into residential aged care and assist those in aged care to move into more appropriate housing.

The most recent data shows that, despite good progress over the past 12 months, the 2022 targets were not met. The government is still not on track to meet its 2025 target of no people under the age of 65 with a disability living in residential aged care.

Key findings

- In the three months to June 2023, 72 people aged under 65 were admitted into permanent aged care - a 29.4% decrease from the same period in 2022.
- At 30 June 2023 there were 38 people aged under 45 living in permanent aged care - a 44.1% decrease from 2022.
- At 30 June 2023 there were 2,067 people aged under 65 living in permanent aged care - a 29.6% decrease from 2022.

If you or someone you know is under 65, has a high needs disability and is living in hospital or residential aged care please contact our team today on 1300 333 733 or visit our [SDA vacancies page](#).

Merry Christmas and Happy New Year



Our team is enjoying attending Christmas events with residents and support providers in NSW, Queensland and Victoria. The Christmas hampers we made up last month are proving to be a big hit.

These are some photos from one event in Pendle Hill in Sydney that **Larissa** and **Dinah** attended with residents and staff from Supported Independent Living provider Thrive 365. Everyone enjoyed the gingerbread house and the fruit platter Larissa and Dinah brought and had lots of fun blowing bubbles.

Merry Christmas! Our office will be closed from 5.00pm Friday 22nd December 2023 and reopen at 9.00am Tuesday 2nd January 2024, but we have staff on hand for emergencies during that time. If you need us, call 1300 333 733.