

SPECIALIST DISABILITY ACCOMMODATION RULES 2020

What are the changes?

AUGUST 2020

Specialist Disability Accommodation (SDA) is a house, apartment or other type of home that has been designed for people who are NDIS participants that have an extreme functional impairment or need a lot of support.

The SDA Rules 2020, released in June, increase a person's choice and control about where they want to live and who they want to live with.

The key changes are outlined below.

1. A person can now share an SDA property with someone who does not have SDA funding, such as their partner, children or friends.

You can now live with another person or other people who do not have SDA funding, if you choose to, as long as living with another person or other people does not have a negative impact on you.

This can mean that you can share your home with family, friends or a flatmate.

As the person with SDA funding in your NDIS plan, your bedroom in the SDA property must meet your needs. This bedroom can be used by you, or you can choose to share the bedroom with another person. As the person with SDA funding in your NDIS plan, you must also have access to a bathroom and shared areas that meet your needs, including the kitchen and living spaces.

How does it work?

If you choose to live in an SDA property with another person or other people who do not have SDA funding, you need to:



Let your NDIS planner know who you would like to live with, in writing



Let the person or people you choose to live with know that they need to pay rent to the SDA Housing Provider



Set up a meeting with yourself, the person you want to live with and the SDA provider about how much the person living with you needs to pay. Make sure this works for you and them.



The amount of rent to be paid may be similar to the standard rental rates in the area of the SDA property

KEY



= Person you want to live with



= You



= SDA Housing Provider

2. A person's wellbeing and social relationships are considered for SDA eligibility

One of the pathways of eligibility for SDA is that you need to have an 'extreme functional impairment' in mobility, self-care and/or self-management. In addition to functional capacity, the new rules now include a person's wellbeing and interpersonal and social relationships and how this affects a person's function.

This means that your NDIS planner will consider the connection and relationships you have in your community or you would like to have in your community as part of their decision making.

3. More than 5 people can live in an SDA property, as long as all the people are from the same family

The previous SDA rules meant that an SDA property could not have more than 5 people living in it. This change means that families with more than 5 people can now live in an SDA property together. For example, siblings can now share a room where appropriate.

4. A person can choose who they want their Supported Independent Living (SIL) provider to be. This decision cannot be made by the SDA Provider

This new rule stops SDA Housing Providers and SIL Providers from exclusively working together and means that you can choose who you want your SIL provider to be, no matter who the SDA Housing Provider is.

If you share your SDA property with other people who have SDA funding in their NDIS plan, you can make this decision together.

5. The NDIA are responsible for the enrolment of a building as an SDA property

The previous SDA rules meant that if a Housing Provider wanted to enrol their dwelling as SDA, this had to be done through the NDIS Quality and safeguards Commission. The new SDA rules say that a Housing Provider now needs to enrol their dwelling as an SDA through the NDIA.

Who can support you to explore Housing Options?

When exploring housing options, including SDA, it is helpful to have support coordination and capacity building supports in your NDIS plan to help you find and move into an SDA property. You can then discuss your housing and support needs and preferences with your NDIS planner.

When you are ready to explore what housing options would suit you, you can contact the Summer Foundation's Housing Hub Team at info@housinghub.org.au to talk through what options might suit you.

You can also access the [Housing Hub](#) website to search for housing, create a housing seeker profile and document your housing needs and preferences.