

# **Riding the National Disability Insurance Scheme (NDIS) Housing Rollercoaster**



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**Welcome to the \$22bn  
“Washing Machine”**

# **Presentation Structure**

**NDIS**

**Housing for People with a Disability**

**NDIS**

**NDIS & Housing**

**Strategies?**

# NDIS: Biggest Social Reform in 40 years

## Scale & Difference

- 460,000 people nationally..2% or 1 in 50 people.
- \$22bn+ pa by 2019
- Whole of life cost & consumer choice
- Creates a national (potentially state based) market

## Key Differences from Existing

- From charitable to commercial response
- From Govt managed regional catchment to national market
- From Govt mandated service standards to consumer choice
- Migration of Govt staff & corporate knowledge
- New functions & costs of marketing, individualising & co-ordination

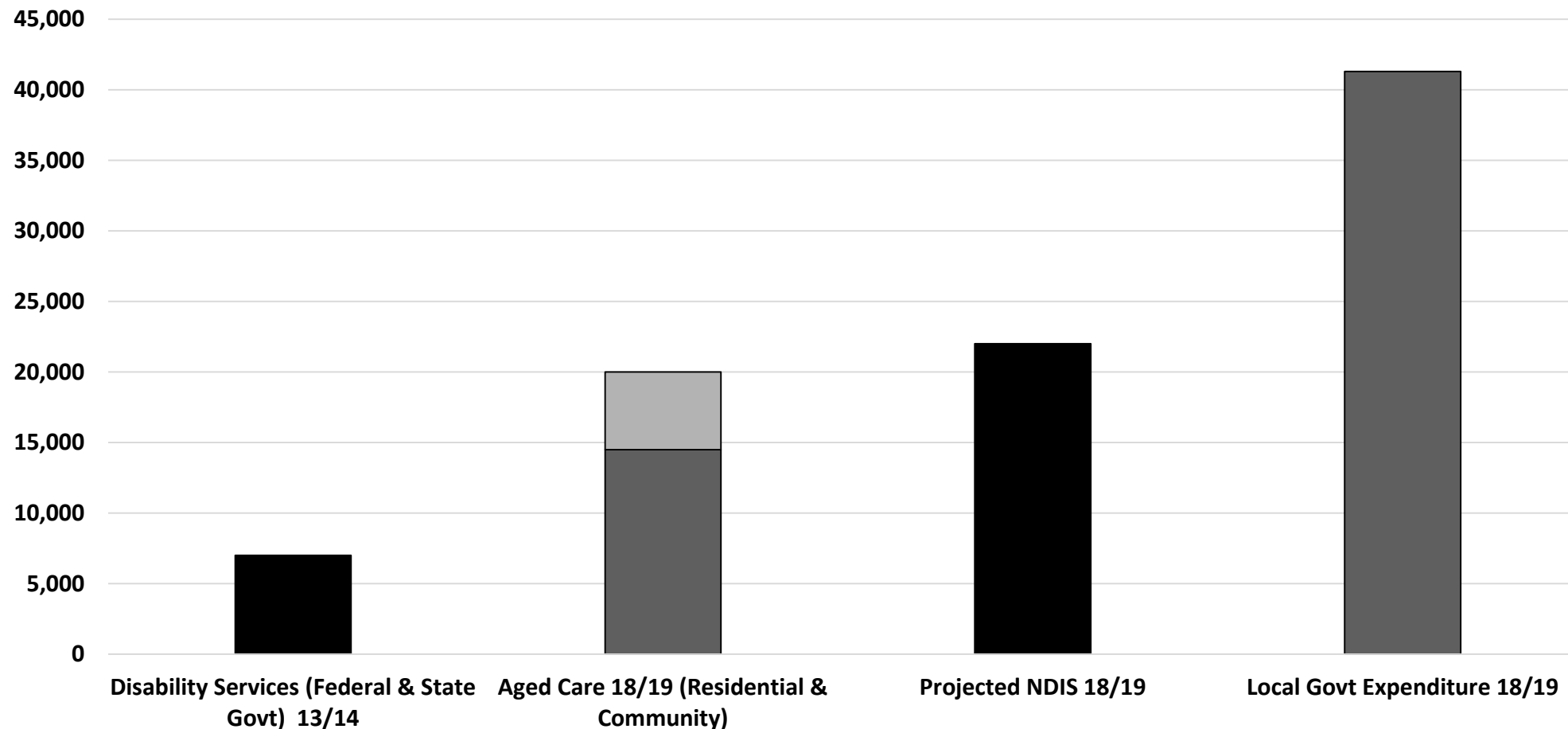
## Impact:

- Creates portable & adequate support
- Is creating unprecedented demand for housing
- Will reform & replace the current systems

# NDIS

## Within 5 years NDIS expenditure will equal:

- Residential plus community Aged Care
- 50% of Local Government expenditure



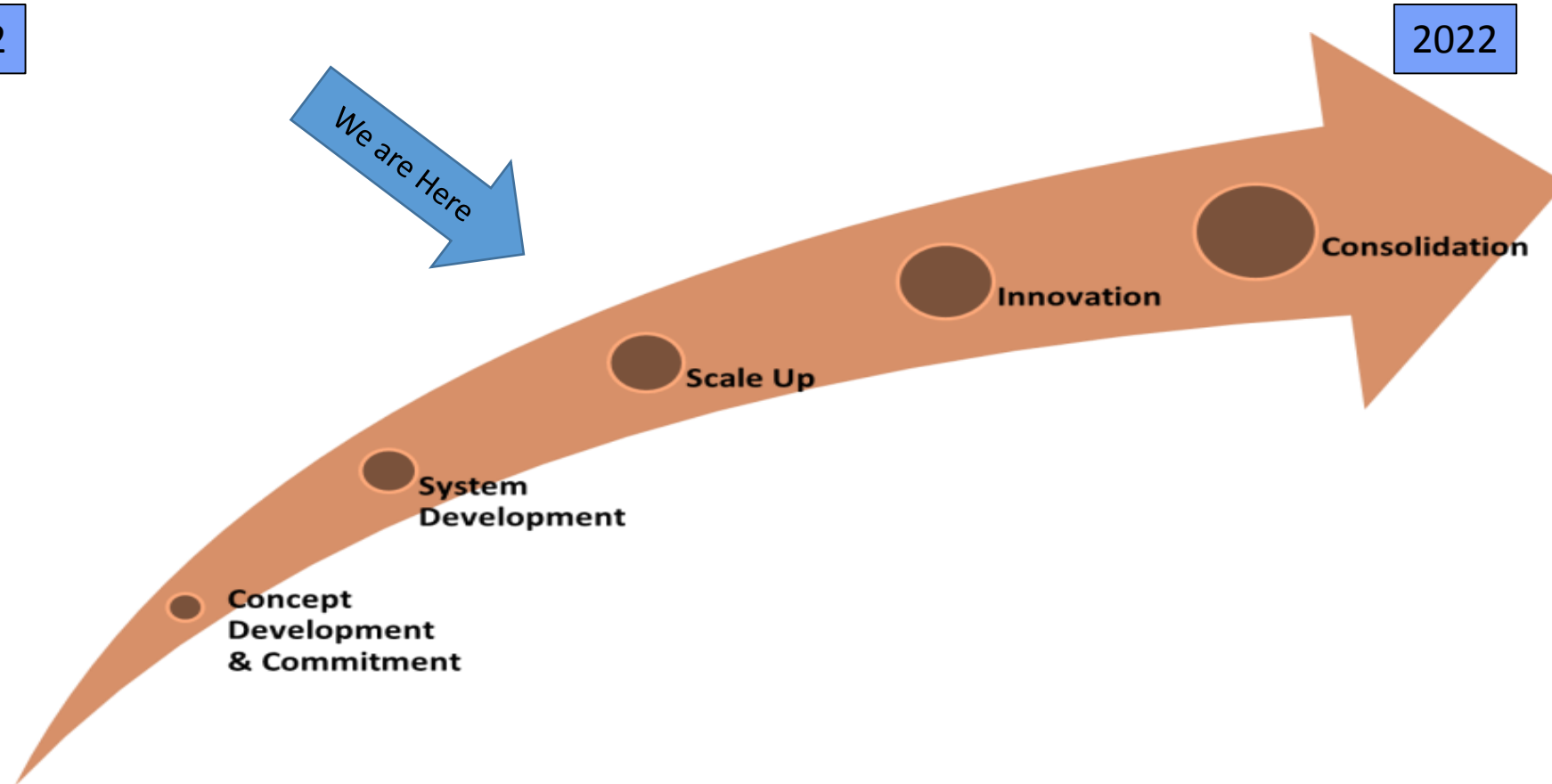
# NDIS Development Process

At the beginning of a mammoth task

Glitches to be expected in roll out ..e.g. payment & enrolment

2012

2022



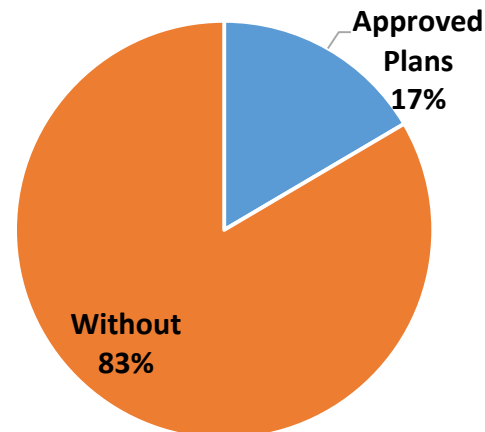
# Working in a NDIS Rollout Environment

- NDIS is combining development & rollout
- Process is very ambitious & hitting some impediments
- Urgent issues overwhelm important issues (which are slow to resolve)
- Housing coming onto agenda now
- NDIA in Transition
- New Board, New CEO, Price Review, State Govt Assertiveness



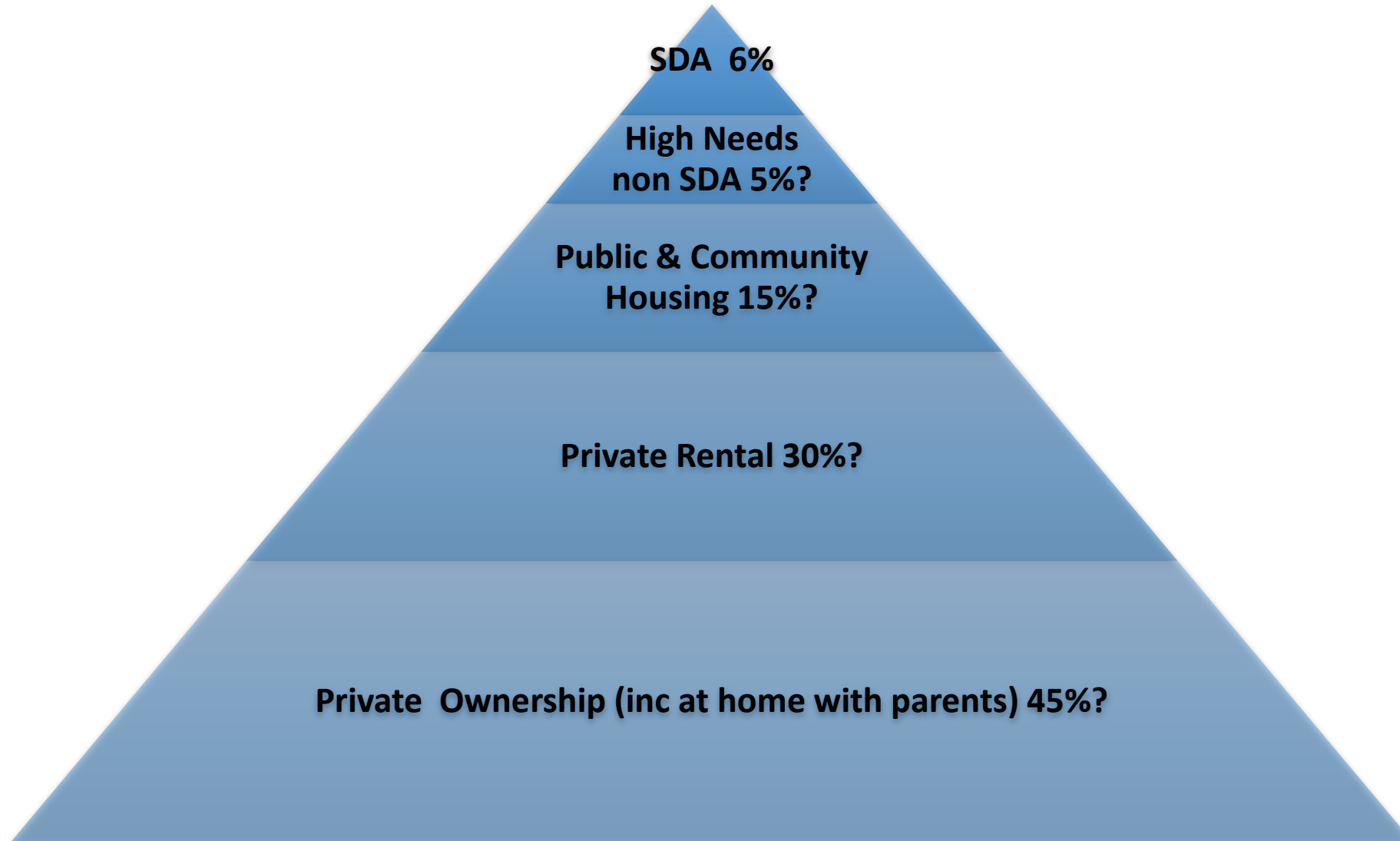
**NDIS Participants 31st March 2017**

- % of “good” plans?



# Housing NDIS Participants

People with a disability live in diverse housing settings

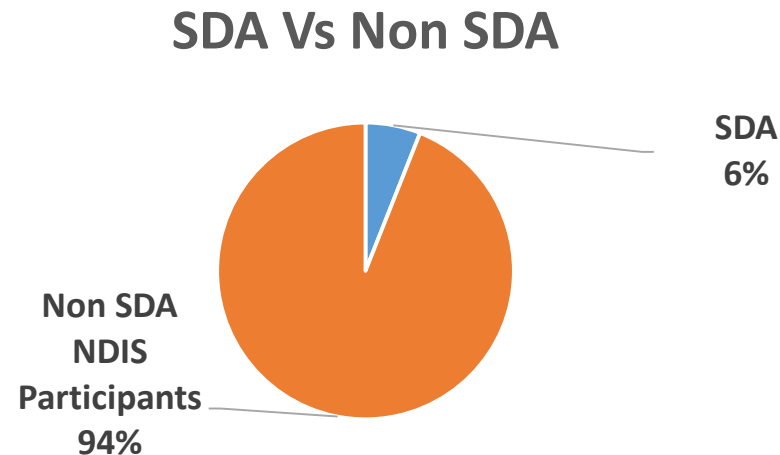




# Specialist Disability Accommodation (SDA)

## Definition

- SDA is housing for NDIS participants with high support needs
- SDA usually require overnight support (\$120k pa +)
- Only 6% of NDIS recipients will be eligible for SDA
- NDIS will recurrently fund new & existing SDA properties
- Will fund existing & new, recurrently & commercially
- Rate from \$4k to \$104K per person pa for housing (not support)
- NDIS is committed to:
  - Separation of Housing & Support
  - Choice of Provider



# Housing Options (non SDA)

## High Needs non SDA

- Can include people with \$100,000 funding pa
- Better housing = More efficient & effective support
- Will support provider develop non SDA housing?

## Accessing Public & Community Housing

- New waiting list structure & new access mechanism
- Most NDIS recipients eligible for Priority Access

## Private rental

- Long term leases
- Increasing roles for brokerage, lead tenant & headlease programs

## Private Ownership

- Family funded housing
  - Small but increasing number funding own developments
  - Often poorly informed & resourced development process not delivering contemporary options

# Exploring Housing Options Packages (EHOP)

## **NDIS:**

- Funding packages for SDA eligible or near eligible participants
- Explore non SDA options (including home modifications?)
- Responding to expectation housing will be funded if support funded
- Will provide mixture of planning & assessment

## **NDIS is silent on housing policy & practice for non SDA**

- = More diversity

# Strategies to Consider

**Acknowledge scale & uncertainty of NDIS & transition**

**Commit to a long & difficult development period**

**Develop service packages**

- Necessary & reasonable responses to disability related needs
- Comprehensive with a sustainable price
- Known Products deliverable in different markets at different time
- From known & reputable providers
- (Not necessarily cheapest or most innovative)

**Example**

- EHOP Home Modification Assessment Package?

# Conclusion

## Key points:

- NDIS is big complex & evolving
- Housing is central but emerging
- Home modification received little attention
- Time to develop & implement a strategic approach (both individual & collective)

## Questions/Comments

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