

SUMMER FOUNDATION NEWS



Welcome to our first update for 2018. What a start to the year it has been. The Summer Foundation is working on more projects than at any other time in its history and we are seeing the results.

Our research into demand for Specialist Disability Accommodation (SDA) has provided real insight into the mammoth task that lies ahead to build and supply what is needed in a sector that's been under-resourced for too long. This month we will launch our SDA Market Insights Report on Supply and Demand and are hosting a series of seminars that bring to light the important issue of accessible housing and help build confidence in the housing sector to invest in SDA.

Change is happening. Bank Australia is now offering loan products for SDA payments – for eligible NDIS participants as well as SDA developers. It's a big step towards home ownership and greater independence for people with disability.

The Summer Foundation is also working with the health and aged care sectors to reduce the number of young people admitted to residential aged care (RAC). Our next update will feature work we are doing with hospital discharge planners to improve the health and NDIS interface, so that more people are able to return to community living with timely access to the support, equipment and home modifications they need to live an ordinary life. We are also collaborating with Aged Care Assessment Teams and RAC providers to develop tools, training and resources to improve the outcomes of young people living in or at risk of entry to aged care.

Finally, our popular professional development Breakfast Club lecture series is on again for 2018 for professionals working in the field of acquired brain injury.

I hope you enjoy reading details on these and other developments in this update.

Warm regards,

Di Winkler
CEO and Founder

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SUPPORT FOR NDIS PROFESSIONALS

The role that NDIS professionals – such as support coordinators – play when it comes to helping NDIS participants plan and prepare for their future is vital.

The Summer Foundation is working in various ways to build the capacity of professionals who are supporting people with disability and their families.

A major piece of work that support coordinators and allied health professionals will do is prepare participants' housing plans, including testing to determine if a participant may be eligible for Specialist Disability Accommodation (SDA) funding.

Developing a housing plan that achieves good outcomes for each participant requires knowledge and understanding of the NDIS and SDA legislation. It's easy to get bogged down by the detail required.

We are preparing a Housing Plan Tool and Allied Health Housing Assessments guide to help make the task of developing a housing plan easier for support coordinators and other NDIS professionals involved in the process.

These resources will be available on our website:

summerfoundation.org.au/housing-plan-tool

summerfoundation.org.au/allied-health-housing-assessments

REASONABLE & NECESSARY
WITH DR GEORGE
MAKING SENSE OF THE NDIS

Listen to the Summer Foundation's new podcast series, hosted by our very own Dr George Taleporos

Links to the podcasts on Soundcloud and the iTunes store are available at:
summerfoundation.org.au/dr-georges-podcast



PROFILE: GUARDIAN LIVING'S STEPHEN VICK

SDA provider Guardian Living is about to send out acceptance letters to the six tenants of its first development.

Development manager Stephen Vick said there had been about 40 applications for the new high physical support apartments in the inner Melbourne suburb of Richmond and some "really hard decisions" had to be made to match tenants with the right combination of suitability and eligibility.

The Richmond apartments are the first of 24 apartments (plus four carers' apartments) that Guardian has bought across Melbourne – all certified to Livable Housing Australia Platinum Plus standard. Apartments in Greensborough and Cheltenham are set to come on line early next year and Ringwood later in 2019 (keep an eye on thehousinghub.org.au for details).

Guardian Living started in June 2016 when long-time associates Chris Marsh and Gary Vick (Stephen's father) decided they wanted to "work together again and do something with a social aspect". They hired Stephen, who has a background in building project management, as their development manager.

"I hadn't had any involvement with disability before I started this job...I hadn't really ever thought about where young people with disability lived," Stephen said. "Now it's all I think about. It's a bit of a mission for me."

While Guardian's experience had been challenging at times, Stephen encouraged others to consider the SDA market.

"You need to be patient and to create relationships with all those who share the same goals to help people," he said. "Without the Summer Foundation and its demonstration projects our models wouldn't exist."

Guardian and the Summer Foundation are working together on the tenant matching process.



SDA MARKET INSIGHTS SEMINARS

Understanding the demand for Specialist Disability Accommodation (SDA) is key to building a robust, independent housing market for people with disability.

SDA is housing that has been specifically developed for people with extreme functional impairment or very high support needs. Over the past 12 months the Summer Foundation has been researching the supply and demand for SDA around Australia, with the aim of building knowledge and confidence in the housing sector, and so creating more opportunities for people with disability.

The findings of this research have been collated into the SDA Market Insights Report on Supply and Demand. Based on a national quantitative and qualitative study, the report has been designed for investors and housing providers who are looking to invest – or increase their investment – in the accessible housing sector. The report provides detailed data on the current supply of SDA and unmet demand, as well as detail about the housing preferences of potential SDA tenants.

To discuss the key elements of what our research has found, the Summer Foundation is hosting a series of SDA Market Insights Seminars in Hobart, Brisbane, Melbourne, Adelaide and the national launch event in Sydney.

The seminars will cover:

- SDA in each state – who needs SDA and where?
- Key features of an effective SDA market
- Existing supply and known commitments
- Participant preferences
- The Housing Hub platform
- Tenancy matching services

The SDA Market Insights report is available here:

 summerfoundation.org.au/sda-market-insights

BANK AUSTRALIA SHOWING LEADERSHIP ON SDA LOANS

The pathway to home ownership for people with disability just got easier with Bank Australia now offering loans for Specialist Disability Accommodation (SDA).

The Summer Foundation has been working with financial institutions on ways SDA funding can be used to meet mortgage payments on SDA properties and open up greater home ownership to the disability sector.

Bank Australia is taking the lead in Australia on SDA loans and has already approved and funded SDA projects across Victoria, NSW, Northern Territory and Queensland and can offer SDA loans in every state and territory.

Bank Australia's SDA loan options

SDA loans for NDIS participants with Bank Australia are set up initially over a 15-year period. This is to ensure that if SDA income reduces, the loan can be extended for as long as 30 years to keep repayments affordable.

Bank Australia offers a range of loan options:

- Home loans for NDIS participants (comparison rate from 3.75% p.a.)
- Investment loans for family, friends and participant-aligned investors (comparison rate from 4.91% p.a.)
- Shared equity loans for participants and families

For more information contact Bank Australia's SDA loan specialists:

Jacob Edwards – Ph: 03 9854 4673
jacob.edwards@bankaust.com.au

Amber Templeton – Ph: 03 9854 4672
amber.templeton@bankaust.com.au

1. The Comparison Rate is based on a loan of \$150,000 for 25 years. Fees and charges may be applicable. PLEASE NOTE: This comparison rate is true only for the example given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate.

PLEASE NOTE: This information has been provided to the Summer Foundation by Bank Australia and does not represent endorsement by the foundation for Bank Australia or its products. Please contact Bank Australia for more information about SDA loans.



LIVING MORE INDEPENDENTLY

Moving house is a big deal for anyone, but what if you are moving from a type of accommodation where you have had very little choice to somewhere new where suddenly you have an abundance of choice?

The Summer Foundation has used its experience from its own housing demonstration projects to develop a new guide for people with disability who are preparing to live more independently.

While the journey for everyone is different, invariably there are obstacles that must be overcome and stressful situations will surface that may not have been encountered before.

The guide is in four parts:

- Thinking about moving
- Planning your move
- Making it happen
- Moving checklist

The guide explains how to plan for and move from residential aged care (RAC), a group home or parent's home into appropriate mainstream housing or Specialist Disability Accommodation (SDA).

Go to: summerfoundation.org.au/living-more-independently/

PROJECT LEARNING

The Summer Foundation's two housing demonstration projects in Abbotsford, Victoria, and the Hunter region, NSW, are providing valuable insights into what it takes to not only build Specialist Disability Accommodation (SDA), but to support tenants before and after they move in.

Part of our work and philosophy is to share our knowledge, so we have prepared two reports for use by SDA providers, support providers or anyone looking to establish SDA.

The information provided in these reports has been taken from our research into international best practice, as well as our own experience building SDA and putting the support in place to allow people with complex support needs to live more independently. Our Successful Transition to more Independent Living report and Establishing Effective SDA guide are now available on our website.

summerfoundation.org.au/resources

MATCHING TENANTS WITH SDA

Building and providing housing for people with disability is one challenge, linking tenants with available accommodation is another.

In August 2017, the Summer Foundation launched a fee-for-service tenancy matching service, to identify suitable tenants for Specialist Disability Accommodation (SDA) providers.

The service promotes upcoming vacancies to potential tenants who have (or are likely to receive) SDA funding in their NDIS plans, assesses applicants against suitability criteria and assists the SDA provider to match their vacancies with suitable tenants.

For more information, SDA providers can contact Sasha James on (03) 9894 7006 or via email at sasha.james@summerfoundation.org.au.