

Moving into new housing designed for people with disability: Evaluation of tenant outcomes

Interim report brief

This project investigates the outcomes for people living in Specialist Disability Accommodation (SDA). Housing for people with disability is moving away from congregated living (group homes) towards individualised models of housing designed to maximise choice and control. SDA enables individuals to transition from a range of living environments to more contemporary and individualised models of housing. Insights from this project will help develop effective strategies to enhance tenant outcomes and result in the most effective use of investment and resources. The project uses a Tenant Outcomes Framework to provide an evidence base for the SDA market and help ensure decisions to build new SDA are informed by the needs, preferences, experience and outcomes of tenants with disability.

Aims: To evaluate the outcomes and impact on tenants of moving to and living in new SDA over 3 years. By using a Tenant Outcomes Framework, the research investigates the relationship between the tenant outcomes of people with disability and individual factors (e.g., disability type, support needs), housing factors (e.g., location, built design, technology), and support factors (e.g., quality of support).

Interim report – Investigating the 10+1 Model: The forthcoming interim report measures the tenant outcomes of people with disability moving into new SDA funded apartments in the 10+1 model, by using a small-scale version of the Tenant Outcomes Framework. In the 10+1 model, SDA providers purchase 10 apartments to be modified to be SDA compliant, and 1 apartment for 24-hour onsite support staff. The 10+1 model of housing was investigated as it operates on the premise that well-located housing with appropriate design, technology and support will result in better quality of life, increased independence and reduced lifetime care costs for people with disability.

Method: Participants who had moved from a variety of living environments into the 10+1 model of SDA completed interviews and outcome measures to assess the impact of change in the living environment across a range of life domains (quality of life, wellbeing, support needs and community integration) at pre-move and at post-move (6-24 months).

Preliminary findings

Preliminary findings based on the first 13 study participants who moved into a 10+1 model of SDA with both pre-move and post-move data.

- **Wellbeing** improved significantly at post-move compared to pre-move
- **Community integration** increased significantly at post-move compared to pre-move
- **Home integration** and **electronic social network** subscales showed significant improvements post-move demonstrating large and medium effects respectively
- **Quality of life** showed a trend in improvement, but there was no significant difference in scores at post move compared to pre-move
- **Support level** revealed a promising trend but no significant change with a small effect size
- At post-move, support level decreased for 6 participants, remained the same for 5 participants, and increased for the remaining 2 participants. These changes in support level reflect an overall reduction in daily support hours for the group of 13 participants. On average this change in support level represents an estimated reduction in support of over 1 hour per day per participant.
- **Qualitative analysis** revealed that pre-move homes were 'not a good fit' and life in the SDA funded apartment was 'moving in the right direction'.

Conclusions

- Preliminary findings support the premise that moving away from housing that is congregated and segregated to individualised housing and living arrangements, such as an SDA funded apartment in the 10+1 model, will result in better outcomes for tenants (see figure 1).
- This study is the first to provide evidence regarding the potential of SDA funded contemporary housing to improve the lives of tenants, maximise independence and reduce the long-term liability of the NDIS.
- Results demonstrate the utility of the Tenant Outcomes Framework.

Future directions

- Data collection will be scaled up and include housing options beyond the 10+1 model.
- With more participants, comparisons between subgroups will be able to determine who is most likely to flourish in different models of housing and support or who might have different needs and require a tailored response.
- The larger scale study will provide scope to identify opportunities to intervene and provide additional capacity building to improve the outcomes of tenants with specific needs.
- This Tenant Outcomes Framework will provide the foundation for a practical minimum data set to support providers committed to ongoing quality improvement and innovation.
- Work will also continue with impact funds and investors to identify the subset of practical and meaningful impact measures

Figure 1. Features that contribute to, and outcomes associated with, the 10+1 SDA funded model

