



Specialist Disability Accommodation Forum

17 October 2023

Our Promise



www.bluechp.com.au

www.bayleyhouse.org.au



A NOT-FOR-PROFIT TIER-ONE COMMUNITY HOUSING PROVIDER

MC: Chris Glennen Director Accommodation Services Development

Welcome: New SDA Housing for our long-term residents

John Ashby, Chair Bayley House

SDA and SIL what does it all mean?

Warwick Cavanagh CEO

New SDA Housing and How you become eligible

Andy Gabriel, GM Home & Living Support + Janet Batey, Director, Client Support & Advocacy

BlueCHP: One of Australia's largest non-profit providers of SDA housing

Charles Northcote, CEO BlueCHP

BlueCHP: SDA housing and how we work with you to co-design your new SDA home

Michelle Northcote, National Manager, Disability Housing BlueCHP

Key learnings and Questions

Chris Glennen, Director Accommodation Services Development

Q & A: 15 Minutes

Conversations and Refreshments: 60 minutes

*All speakers will be available to meet with families to discuss new SDA homes and SDA eligibility pathway.



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Key Presenters



» **ANDY GABRIEL**

BAYLEY HOUSE
GM HOME & LIVING SUPPORT



» **JANET BATEY**

BAYLEY HOUSE
DIRECTOR CLIENT SUPPORT &
ADVOCACY



» **WARWICK CAVANAGH**

CEO, BAYLEY HOUSE



» **CHARLES NORTHCOTE**

BLUECHP CEO



» **MICHELLE NORTHCOTE**

BLUECHP NATIONAL MANAGER
DISABILITY HOUSING

AFFORDABLE SOCIAL DISABILITY HOUSING



Exceptional support for people
with intellectual disability

The Future of SDA

Our Promise



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Welcome

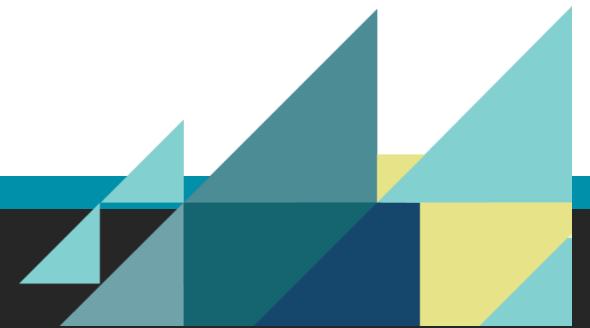
New SDA housing for our long-term residents

- A warm welcome to this forum for the families and representatives of the people living in eight houses where we provide 24-hour care and support.
- A warm welcome also to our new CEO Deb Stuart as well as to Warwick Cavanagh who leaves us tomorrow, but for whom I know this work means a great deal.
- Bayley House and our collaborating partner BlueCHP are holding this session to provide information about how you can use NDIS SDA funding to achieve new build SDA housing for your SDA eligible family members.
- Please take this opportunity to learn, ask questions and use the second hour to share refreshments and speak directly with our speakers.



» **JOHN ASHBY**

CHAIR OF BAYLEY HOUSE BOARD

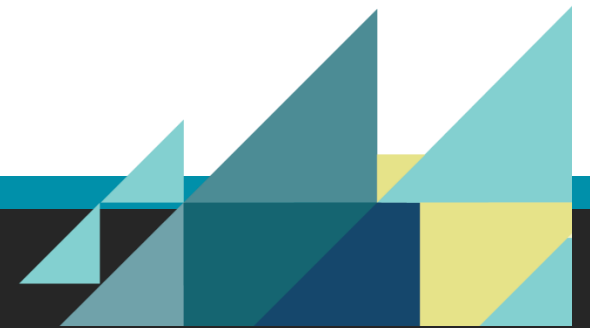


SDA, SIL and what does it all mean...

- Until the NDIS, organisations like Bayley House needed to own a property to provide supported accommodation for our clients. This is no longer the case.
- The NDIS funds two distinct activities; Supported Independent Living (SIL), the staffing support, and Supported Disability Accommodation (SDA), the 'bricks and mortar' component.
- This allows Bayley House to focus on what we do best; providing fantastic support for our clients and leave someone else to do what they do best, be the developer/builder/landlord.
- The NDIS has introduced guidelines for how this housing is to be provided and the standard which it must meet to be funded recognising that people with disabilities deserve high quality and appropriate housing which meets their needs.
- Our challenge has been to find a partner to work with to deliver SDA housing for our clients. BlueCHP Community Housing shares our values and vision. They are a nonprofit company that recognises houses are homes and our clients need security in their accommodation.
- BlueCHP rents are NDIS prescribed rents, the same as our Bayley House accommodation and they provide secure 60-year residential agreements.



» **WARWICK CAVANAGH**
CEO, BAYLEY HOUSE



New SDA Housing and how you become eligible

- We are pleased to provide you with information about how your family member determine if they are eligible to have new build SDA homes.
- The NDIS can provide an SDA capital subsidy to organisations providing dwellings, designed and regulated to SDA standards when they house participants with SDA in their plan. Our collaboration partner BlueCHP is a leader in this SDA housing field.
- The SIL or 24-hour care service is funded and provided separately, by Bayley House Home and Living Team
- The NDIS policy direction is to smaller, more modern homes. Well designed for disability access, better attention to private space, private bathrooms etc.
- The first issue is to establish your family members eligibility category for SDA funding. Once this achieved, you can consider if living in a new build co designed SDA home is the best for your family member.



» **ANDY GABRIEL**

BAYLEY HOUSE
GM HOME & LIVING SUPPORT

New SDA Housing and how you become eligible

- When the NDIS rolled out in 2017-18 our staffed houses were automatically enrolled in the scheme. Three of the four houses we own are classed as Legacy housing with low level of capital subsidy which ceases in 2027-28. The SiL or care subsidy continues unchanged.
- Some of our residents have already applied to establish their SDA category in their plan and it has been approved. Five residents due to their age are not eligible for SDA subsidy and approximately 26 residents have not yet arranged to have their eligibility category assessed.
- Residents in Bayley owned properties who go through the assessment process and are not eligible for the higher subsidy will continue to be housed by Bayley. No one in Bayley owned housing will lose their housing.
- Our message is to encourage you to go forward with establishing your eligibility category.
- Janet Batey our Director Client Support and Advocacy is with me. I will pass over to her to explain how this SDA eligibility assessment works. Janet and I will be part of this journey with you.



» **ANDY GABRIEL**

BAYLEY HOUSE
GM HOME & LIVING SUPPORT

New SDA Housing and how you become eligible

- A wonderful opportunity has presented itself due to our association with BlueCHP it is time to consider the future for better housing by testing Bayley House's residents SDA eligibility category.
- The SDA assessment process or Home and Living application can be time consuming. The sooner commenced the better. This process may take 3 to 6 months + a further six months to be considered by NDIA.
- My team will be there to support you through both testing your SDA eligibility category and then helping consider your needs in housing that could potentially be developed for you.
- Through a change of circumstances request or through your plan review you can request the resources to obtain the reports you need to prepare the Home and Living Application to obtain an updated SDA outcome.
- Support Coordinator involvement in this process is very important.
- Occupational Therapist Functional Assessment report is essential coupled with other allied professional reports.
- A Home and Living Application is completed and submitted with reports to test SDA eligibility category.
- The result of the application will provide a choice to engage with BlueCHP to take up the prospect of moving into a new build.
- To assist you we will send you a letter confirming your SDA assessment status from our records i.e., (1) no recent SDA category assessment, (2) Up to date SDA category already established or (3) ineligible due to age or other reasons.



» **JANET BATEY**

BAYLEY HOUSE
DIRECTOR CLIENT SUPPORT &
ADVOCACY



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Meet BlueCHP



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We are a not for profit, tier one, Housing Association (Community Housing Provider)

Who is BlueCHP?

What is SDA?

Our journey with SDA

Partnership with Bayley House



2,000 + people
Social,
Affordable &
Disability
housing

Provider of
Specialist
Disability
Accommodation
(SDA) to
400+ people



» **CHARLES NORTHCOTE**

BLUECHP CEO



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BlueCHP SDA housing

How we work with you to co-design your new SDA home



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» **MICHELE NORTHCOTE**

BLUECHP NATIONAL MANAGER –
DISABILITY HOUSING

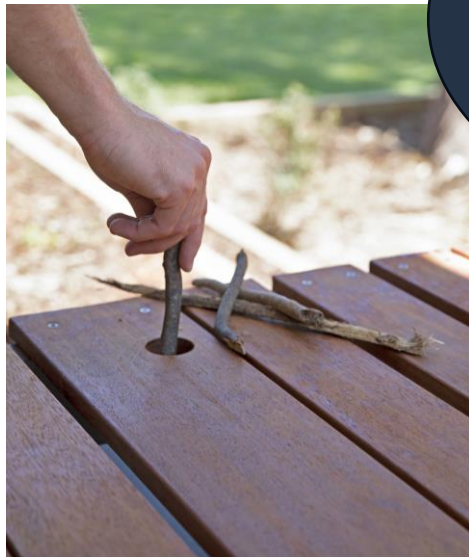




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BlueCHP SDA housing: How we work with you to co-design your new SDA home

Participant-led approach



» MICHELE NORTHCOTE

BLUECHP NATIONAL MANAGER –
DISABILITY HOUSING

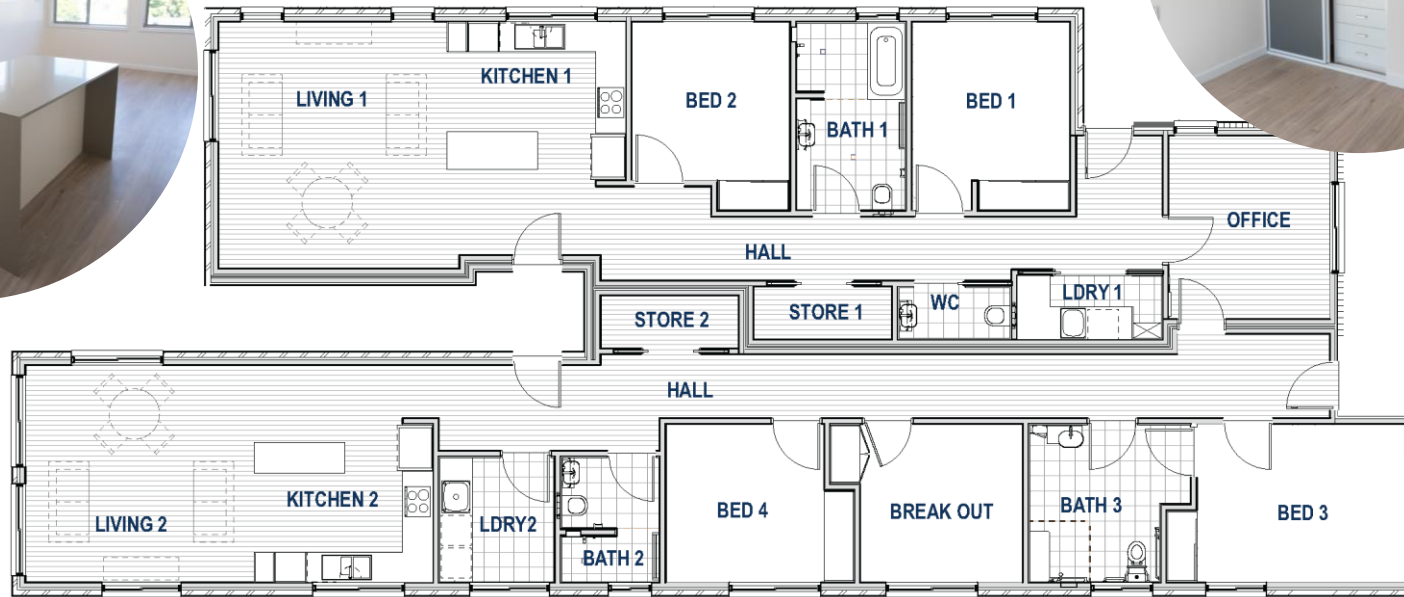
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BlueCHP SDA housing: How we work with you to co-design your new SDA home



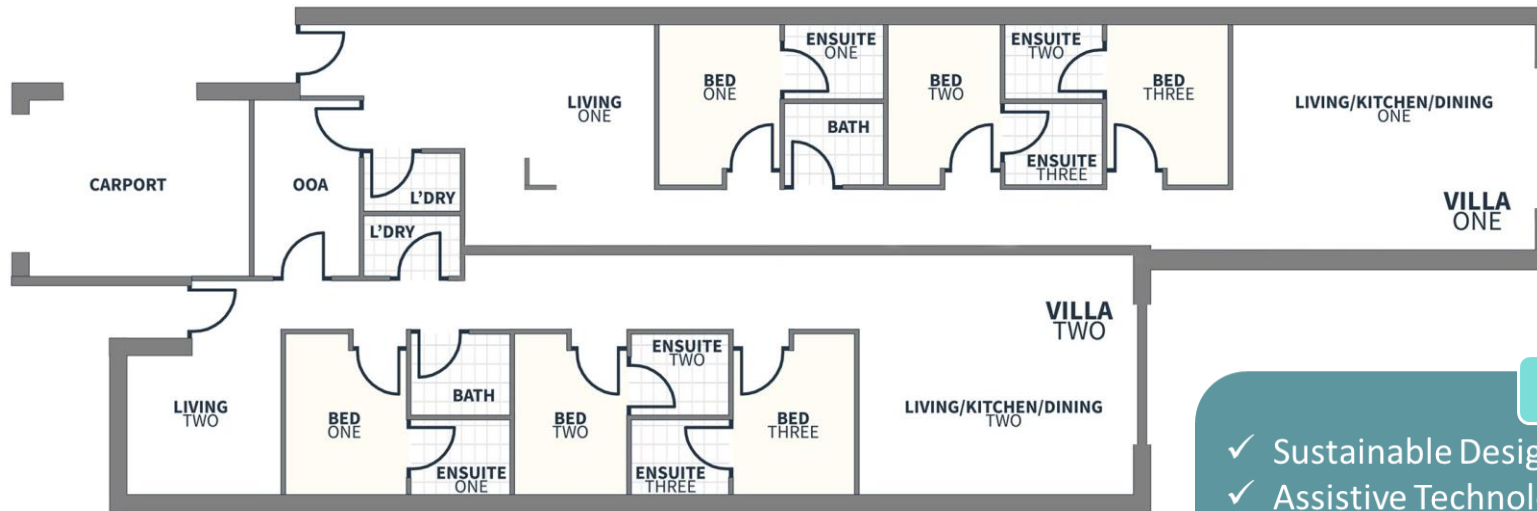
» MICHELE NORTHCOTE

BLUECHP NATIONAL MANAGER –
DISABILITY HOUSING

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BlueCHP SDA housing: How we work with you to co-design your new SDA home



Key Design Principles

- ✓ Sustainable Designs
- ✓ Assistive Technology Provisions
- ✓ Storage Areas
- ✓ Individual Bathrooms
- ✓ Long-term lease



» **MICHELE NORTHCOTE**

BLUECHP NATIONAL MANAGER –
DISABILITY HOUSING



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Key learnings from this evening & Questions to the panel



» **CHRIS GLENNEN**

DIRECTOR ACCOMMODATION
SERVICES DEVELOPMENT

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