NDIS - how can housing contribute to reducing life-time care costs

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Summer Foundation

Mission- to resolve the need for young people (< 65) with disability to live in aged care facilities.

RESEARCH
Providing an evidence base for policy change

HUMAN SERVICES POLICY AND PRACTICE

HOUSING
Demonstrating alternative housing and support models

CREATING A MOVEMENT
Raising awareness to keep the issue on the political agenda
Presentation focus

• Our housing demonstration projects

• The experience of a project tenant

• Potential of housing to contribute to reducing the costs of supports in context of the NDIS insurance framework
Why establish housing demonstration projects?

• Research highlights need for a wider range of housing and support models for people under 65 as an alternative to aged care

• Need integrated thinking across building design, technology and support approach – how they work together to support people live with greater independence

• Need opportunities to establish, test and refine model through action research approach

• To document and formally evaluate (post occupancy and outcome focus) and encourage replication
Core features of housing demonstration projects

1. Individual units peppered through a well located apartment building
2. Universal design – highly accessible, functional and customisable
3. Emergency communication and home automation technology
4. Support focus on capability building to support independence and inclusion
5. Access to 24 hour emergency support
6. One support provider for first 2 years
7. Tenants have full tenancy rights and responsibilities
8. Housing managed by professional property and tenancy manager
Impact of demonstration projects

We are working to provide hard evidence that

The provision of:

- well located
- good quality
- well designed accessible and adaptable housing
- smart home technology; and
- an independence enhancing support approach

Results in:

- increased quality of life
- increased independence
- reduced life time care costs
Target group for demonstration projects

People who:

Have acquired or late onset disabilities

Want to develop their capacity to live more independently

Need close to 24 hour access to support

Can be on their own for multiple hours and reliably let someone know if they need help
Building better lives for young people in nursing homes

First demonstration project - Melbourne, VIC
First demonstration project - Melbourne, Vic
A tenant story
Second Demonstration Project - Hunter Region, NSW
Building courtyard

Artist Impression
Design objectives

- Mainstream rather than disability design approach - a home, like units next door, using mainstream features and products
- Universal design – functional and adaptable - meet Platinum level of Livable Housing Design Guidelines
- Support independence through design and products
- Safety through a lens of supporting independence and choice (rather than from orientation of risk and protection)
- Planning for potential 40 years of use by variety of people
- Have resale or rental potential on open market
Technology

• Emergency communication system – all units
• Home automation technology wiring infrastructure to enable operation from a tablet or smart phone of:
  – Opening of unit door and apartment building doors
  – Air conditioning, lights, blinds
Features will only be activated in units where needed by tenants
• Monitoring as required through sensors e.g temperature, motion, flooding
• Remote device to control lift operation
• Generator to provide minimum 4 hours back up to lift and essential technology services in project apartments
Housing - potential to reduce life-time care costs

- Location
- Design - fine tuning of interface between person and their home
- Technology
Location
Support independence through design & products

- Designing housing to support people do more for themselves – potential to reduce costs of support

- Kitchen and bathroom – key areas where use of standard disability design approaches may not deliver the outcomes
  - Putting toilet and handrails in fixed positions as per AS1428 - suits few & costs more – need more flexible evidence based design options
  - Kitchen design and products – we need to work out how to achieve more flexibility and adaptability in design and understanding of what supports people to do as much as they can for themselves

- Design needs to be driven by focus on tenant outcomes – quality post occupancy evaluation critical to build understanding
Technology

Home automation technology supports:

• More people to live alone (and potential for reduced support costs)

• People to control their own environment (rather than rely on staff to do this)

• Increased housing options, including living in apartment buildings if entry doors and lifts can be operated by remote device

To realise potential - reliability and building tenant competence and confidence in use of technology are key
Housing - reducing life time care costs?

- Reducing support staff costs by 1 hour a day saves around $15,000 per year and $300,000 across 20 year

- Thus thinking strategically about features of housing that supports tenants live with as much independence as possible seems important

- Potential to reduce support costs, alongside supporting quality of life outcomes requires:
  - Housing in central locations
  - Design focus on supporting independent living – and review of current commonly used disability design standards
  - Consideration of pre-wiring for automation in new properties for target group
Concluding comments

• Need more housing for NDIS participants to maximise the potential of the NDIS

• BUT we also need to think carefully about the features of the housing to ensure we get the best outcomes possible from any new funding for housing through the NDIS.

• Housing may need to cost more upfront to deliver savings in support costs – but that would be a smart investment

• Summer Foundation - New Housing Options for People with Significant Disabilities: Design Insights Report
Resources

Summer Foundation: https://www.summerfoundation.org.au
Bily’s Digital Story: https://www.youtube.com/watch?v=1EOOX5G0KMY

Report New Housing Option for People with Significant Disability: Design Insights http://tinyurl.com/designinsightsrep

Technology DVD: https://www.youtube.com/watch?v=5DvjpQpBlpc


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