

# Two Hands Analysis:

Leveraging Current Practice to Deliver Better Housing for  
People with A Disability at Scale

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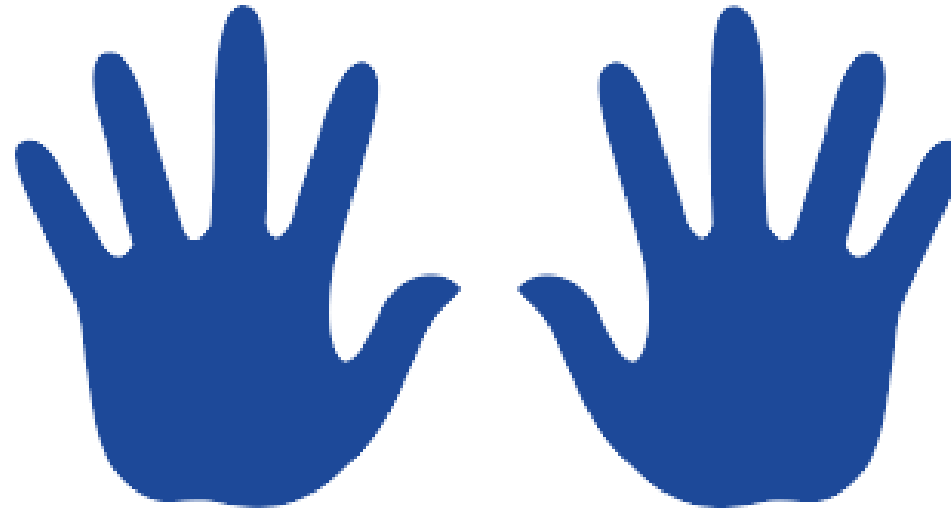
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# Two Hands Analysis

5 Segments of Housing for People with a Disability

5 Elements of a Housing project for people with a disability



Helps us:

- Understand demand & supply
- Understand existing projects
- Ensure all stakeholders identified & all aspects addressed
- Identify good & poor practice
- Support fast design & scaled growth

# 5 Segments of Housing of People with a Disability

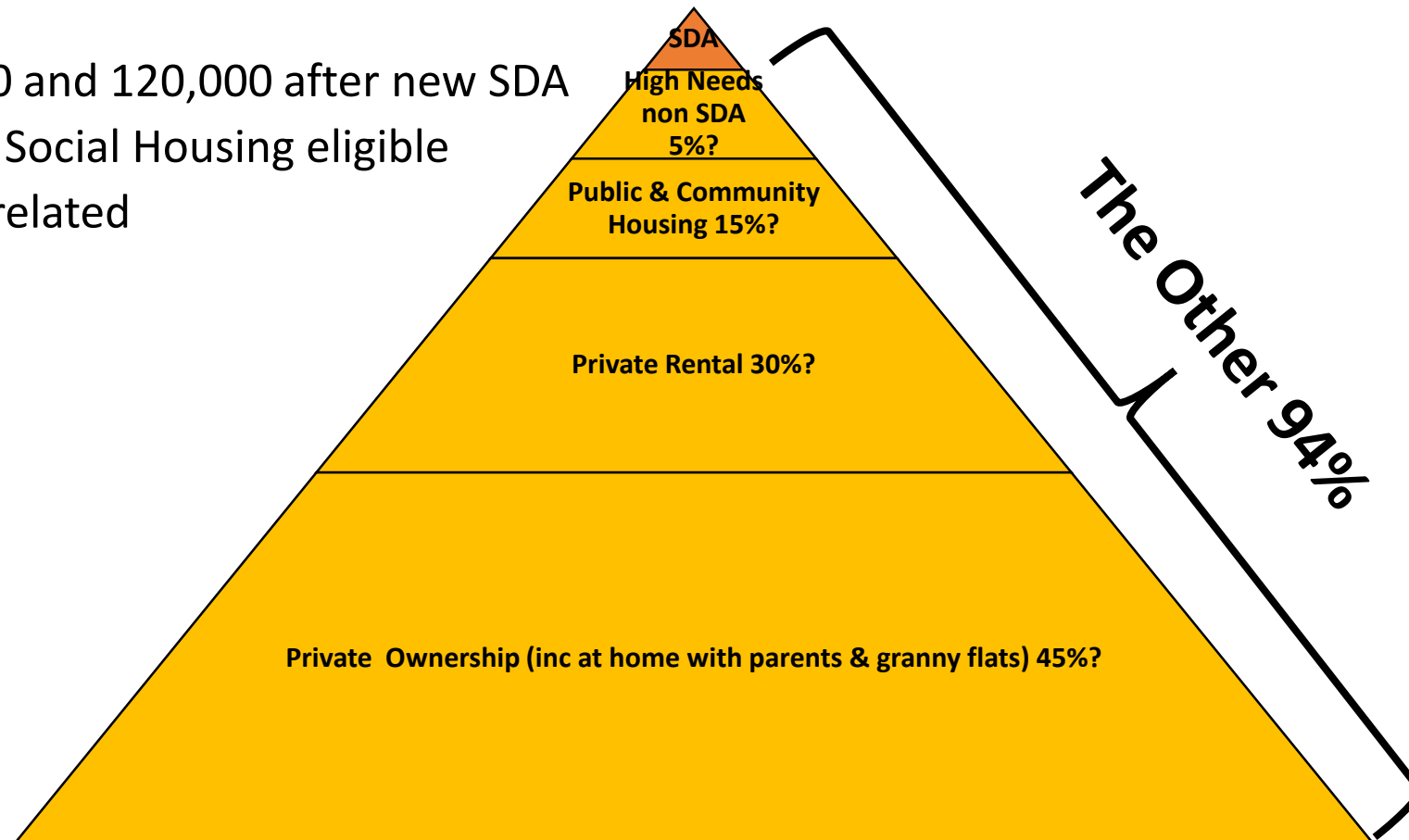
## NDIS

- participants will live in diverse housing settings
- portable & adequate support = large scale housing demand
- NDIS will fund 6% in SDA = grow from 14,000 to 28,000 places



## Unmet housing

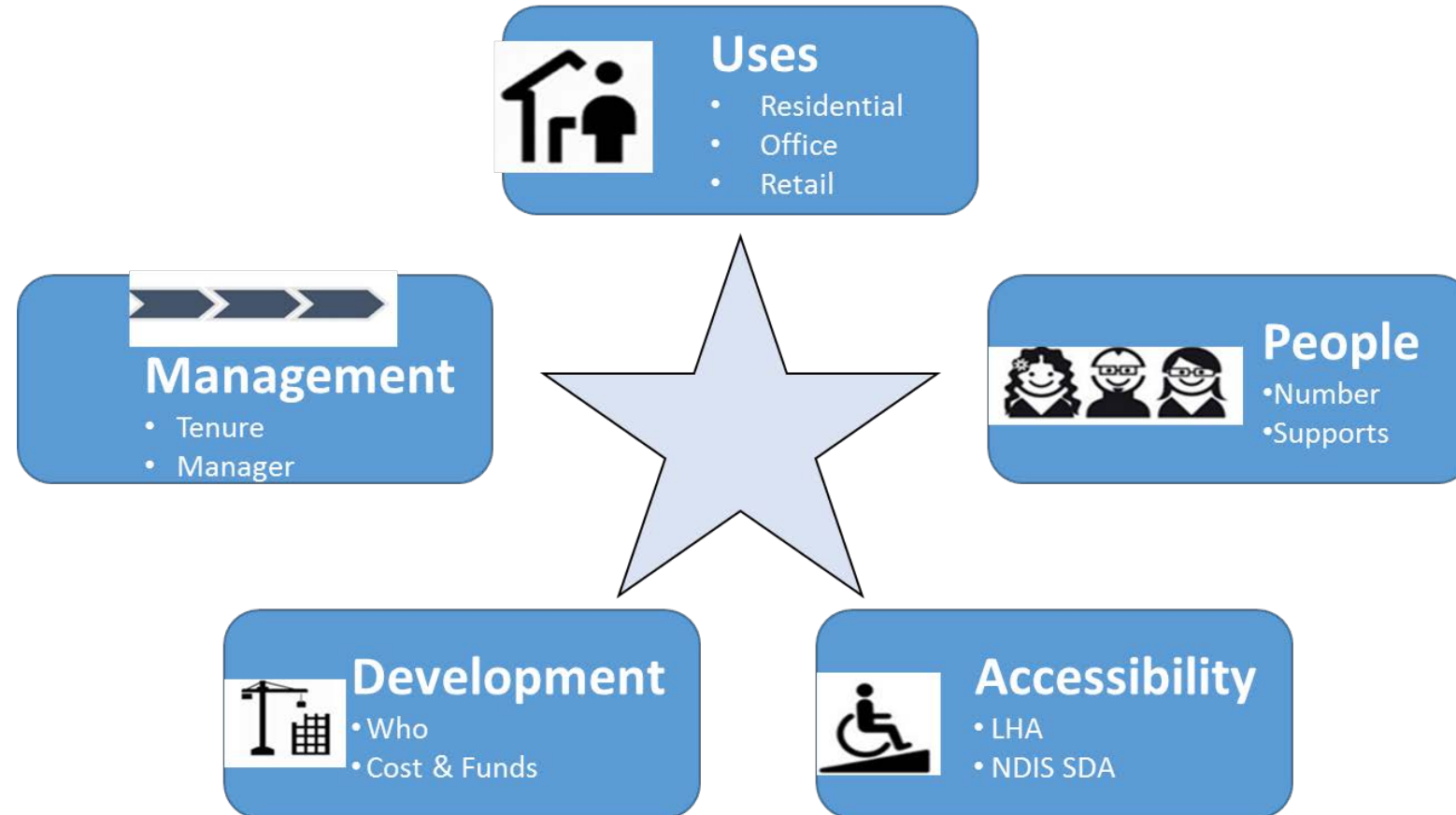
- between 80,000 and 120,000 after new SDA
- Almost all NDIS Social Housing eligible
- Segments interrelated



# 5 Elements Housing for People with a Disability

## Housing for people with a disability

- A number of elements
- Each with options
- Often on a continuum
- In most cases there are existing examples of these options



# Project: E.g. Gipps Street – Abbotsford, Vic



**Uses**

- Residential
- Office
- Retail

**People**

- Number
- Supports

**Accessibility**

- LHA
- NDIS SDA

**Development**

- Who
- Cost & Funds

**Management**

- Tenure
- Manager

| Question                         | Answer   |
|----------------------------------|--|
| What use(s) in the project?      | <ul style="list-style-type: none"> <li>• Residential</li> </ul>  |
| Housing what groups?             | <ul style="list-style-type: none"> <li>• Private</li> <li>• Social</li> <li>• Disability</li> </ul>                    |
| What configuration of dwellings? | <ul style="list-style-type: none"> <li>• 59 by 1 &amp; 2 br</li> <li>• 6 Disability + 25 Co-op + 28 Private</li> </ul> |
| Any spare bedroom/staff room?    | <ul style="list-style-type: none"> <li>• On site staff area</li> </ul>   |
| No. housed per dwelling? Total?  | <ul style="list-style-type: none"> <li>• 1 per unit , 6 in total</li> </ul>  |
| What frequency of support?       | <ul style="list-style-type: none"> <li>• On Call</li> </ul>  |
| How many providers?              | <ul style="list-style-type: none"> <li>• Single on site in call</li> </ul>   |
| Which dwellings are modified?    | <ul style="list-style-type: none"> <li>• Modified for high physical need</li> </ul>                                    |
| To what LHA level?               |  |
| What SDA level?                  | <ul style="list-style-type: none"> <li>• Similar to SDA high physical</li> </ul>                                       |
| Who is the project developer?    | <ul style="list-style-type: none"> <li>• <a href="#">Common Equity Housing</a> (CEHL)</li> </ul>                       |
| How much does it cost?           |  |
| Where do resources come from?    | <ul style="list-style-type: none"> <li>• Units purchased by Summer and TAC RIPL</li> </ul>                             |
| Owners?                          | <ul style="list-style-type: none"> <li>• Private, CEHL, Summer &amp; RIPL</li> </ul>                                   |
| What tenure?                     | <ul style="list-style-type: none"> <li>• Social Housing Lease?</li> </ul>  |
| Who manages?                     | <ul style="list-style-type: none"> <li>• Private Agent</li> </ul>  |

Reference <https://www.summerfoundation.org.au/what-we-do/housing/>

# Issues: Policy and Practice People - Number



## Questions

How many under one roof?

| Bedrooms     | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|--------------|---|---|---|---|---|---|---|---|---|----|
| Abbeyfield   |   |   |   |   |   |   |   |   |   | ✓  |
| NDIS SDA Max |   |   |   |   | ✓ |   |   |   |   |    |

How many roofs (dwellings)?

- Bedrooms in Dwelling, Number of dwellings on Site, Staff Room, Other Bedrooms?

NDIS participants on Site

| Dwellings             | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|-----------------------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| Haven                 |   |   |   |   |   |   |   |   |   |    |    |    |    | ✓  |    |
| NDIS SDA Max 1& 2 Br  |   |   |   |   |   |   |   |   |   |    |    |    |    |    | ✓  |
| NDIS SDA Max 3,4,5 Br |   |   |   |   |   |   |   |   |   | ✓  |    |    |    |    |    |

Comment

- Aggregations Vs Segregation
- Trade location for size?
- NDIS Rules apply to SDA only
- SDA recipients Vs NDIS participants Vs PWD V People

*Thank You*



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