

**Adenium
Living**

Specialist
Disability
Accommodation

Your Guide



adeniumliving.com.au



Adenium Living

Adenium Living cultivates beautiful, practical accommodation for long-term living - custom built houses that meet the specific needs and desires of participants. We have a combined experience in disability services and property development of over 60 years.

Design and Build

Our team will guide you through the process of finding your new home from start to finish. Adenium Living will be guided by your preferred locations and oversee the new builds, keeping you informed as it progresses.

This is your new home, so we invite you to be a part of designing the spaces and making finish and fitting selections if it's a new build.

Adenium Living will also support you with the SDA funding process and manage the ongoing tenancy with your chosen care provider.

You will have a central point of contact in our team while we coordinate the transition to your new home. All Adenium Living properties have a maximum of three bedrooms, all with private ensuites and all have an onsite overnight assistance room. We pride ourselves on providing somewhere to grow, thrive and belong, helping participants live better lives.

Choice and Control

Your choice and control are our priority, so while we can connect you with providers for support in your new home, the final decision is yours.



Frequently asked questions

Where do I start?

The first step is an SDA assessment involving an evaluation of your current and future needs. You will need a 'Home and Living' goal in your NDIS plan. A support coordinator can assist you with this process.

What is Specialist Disability Accommodation (SDA)?

SDA is a range of housing designed for people with extreme functional impairment or very high support needs. It is designed to support the individual to live as independently as possible. SDA does not include the services you get in your home.

SDA can be a house shared with a small number of other people where you have your own private bedroom. You may also be able to live by yourself if it meets your support needs and circumstances.

You will need to pay rent – this is usually called Reasonable Rent Contribution - the amount of rent you pay is set by the NDIS. You will also have to pay for day-to-day living costs such as groceries and bills.

WHAT IS AN SDA PROVIDER?

The SDA provider is the landlord. They claim SDA from your NDIS plan in addition to a reasonable rent contribution from your Disability Support Pension.

WHAT ARE SDA PAYMENTS?

SDA payments are made by the NDIS to the SDA provider for the cost to build and maintain the house.

What is Supported Independent Living (SIL)?

Supported Independent Living (SIL) is the name of the support provided to those living in SDA houses. SIL funding is typically for people who need 24/7 support.

WHAT IS A SIL PROVIDER?

A SIL provider supplies workers to support people in the house with daily living tasks focusing on developing skills to live as independently as possible.

What is the NDIS SDA Design Standard?

The SDA Design Standard is a guide for what must be included in SDA. It also provides architects, builders and the community information about how accommodation for people with disability should be designed and built.



My Funding

What does SDA funding cover?

SDA funding covers the capital (bricks and mortar) costs plus ongoing maintenance to the property. SDA funding does not cover person-to-person supports such as support workers.

CAN SDA BE PLAN MANAGED?

Yes, but it will most likely be agency managed because SDA funding can only be paid to a provider that is registered with the NDIA and has an enrolled and compliant dwelling, including where you have engaged a registered plan manager, or are self-managed.

HOW DO I GET SDA FUNDING IN MY NDIS PLAN?

To get SDA funding in your NDIS plan you must submit an application to the NDIA, a support coordinator and AHPs (allied health professionals) will need to undertake an assessment for a housing plan. If you do not have funding for this application, you will need to request a plan reassessment.

CAN MY NDIS PLAN FUND SDA AND SIL?

Yes, SDA and SIL will be funded separately in your plan. This gives you more choice, because you can reside in accommodation suited to your needs and access the SIL provider of your choice.

HOW DO SDA PROVIDERS GET PAID?

SDA payments will be paid by the NDIA directly to the SDA Provider. The payment is held by the NDIA in a trust-like arrangement on behalf of the participant.

CAN I CHOOSE MY OWN SIL PROVIDER IF THERE IS SIL SUPPORTING OTHERS IN THE HOUSE?

Only one SIL provider is permitted to deliver supports in one house. You would need to agree on SIL with the others living there.

Am I Eligible?

Specialist Disability Accommodation is available to people who need to live in a specialised home and when very high levels of person-to-person direct support is required.

The NDIA will fund SDA if it's a better option for you than other supports alone and if all other living options have been explored. You must have a 'Home and Living' goal in your NDIS plan.

The NDIA will review your application and supporting documentation (i.e. OT assessment, housing plan) to identify appropriate home and living supports to assist you to achieve your goals.

If you need home and living supports for the first time, you need to explain:

- Your daily support and housing needs
- Your functional capacity and the impact on daily life and housing needs
- A description of what other home and living options have been explored

*If you are changing your home and living supports since your last NDIS plan, you will need to explain significant changes.**

* Source: NDIS Website <https://www.ndis.gov.au/participants/home-and-living/requesting-home-and-living-supports>



What Questions will the NDIA ask you?

DO YOU HAVE A LOT OF TROUBLE DOING DAILY TASKS ON YOUR OWN (EXTREME FUNCTIONAL IMPAIRMENT)?

This includes daily tasks such as:

- Mobility – walking, climbing stairs, getting in and out of bed or a chair, carrying or moving items, and getting out of the house
- Self-care – bathing, going to the toilet, getting dressed, eating, drinking, talking and taking medication
- Self-management – housework, following routines, making friends and relationships, maintaining boundaries and behaviour support

DO YOU HAVE VERY HIGH SUPPORT NEEDS I.E. A LOT OF PERSON-TO-PERSON SUPPORT FOR A SIGNIFICANT PART OF THE DAY?

The NDIA will also need to know that your family or friends can't give you this support or maintain the level of support you need.

You may also need to provide other assessments such as OT or incident reports. Your Support Coordinator or Local Area Coordinator and service provider/s including SIL, Community Participation or Assistance with Daily Living/Activities will be able to provide this. The NDIS may request an assessment of your home.



Your SDA Journey with Adenium Living

Adenium Living will guide you through all of the steps in your SDA journey so you have a single point of contact.

We will take you through:

- Support to get appropriate SDA funding
- Source the property or match to a vacancy
- The house design
- How we manage the build
- How we manage tenancy
- How we oversee maintenance
- How we partner with SIL providers to manage day to day operations

SDA Categories



Improved Liveability

Designed to improve 'liveability' by incorporating a reasonable level of physical access and enhanced provisions for people with sensory impairment, intellectual impairment or cognitive impairment.



Robust

Designed to incorporate a reasonable level of physical access provision and be very resilient, reducing the likelihood of reactive maintenance and reducing risk to participant and community.



High Physical Support

Designed to incorporate a high level of physical access provision for people with significant physical impairment and requiring very high levels of support.



Fully Accessible

Designed to incorporate a high level of physical access provision for people with significant physical impairment.



Glossary

- NDIA** National Disability Insurance Agency
- NDIS** National Disability Insurance Scheme
- OOA** Onsite Overnight Accommodation
- SDA** Specialist Disability Accommodation
- SIL** Supported Independent Living



Inclusions in Adenium Living houses

Indoors

- Lounge and dining areas
- Furnishing of all common areas
- Kitchen and laundry appliances
- Individual controlled air conditioning
- Onsite Overnight Assistance (OOA) room
- Ensuities to all bedrooms

Outdoors

- Height adjustable clotheslines
- Outdoor undercover areas
- Professional landscaping and garden maintenance

Plus

- Fire sprinkler systems
- Class 3 high level design features
- Wheelchair charging space in HPS houses
- Adjustable kitchen bench and wardrobe in FA and HPS houses

Inclusions may vary e.g. Robust housing requirements

Talk to us!

We are ready to help you navigate the SDA network, talk about our current vacancies and more!

Contact us to learn more about SDA.
hello@adeniumliving.com.au
1800 320 640



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This information is correct as the time of publication. More information can be found on the NDIS website: www.ndis.gov.au/participants/home-and-living/requesting-home-and-living-supports