

# Frequently Asked Questions (FAQs) about Home Modifications

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# Assessment and Supply of Home Modifications

## 1. How does the National Disability Insurance Agency (NDIA) approach Home Modifications Supports?

The National Disability Insurance Agency (NDIA) has established three different levels for the complexity of assessment and supply of home modification supports that may be included in a participant's plan.

As outlined in the [Assistive Technology \(AT\) Complexity Classification document](#), these are:

- home adaptation;
- standard (simple or non-structural) home modification; and
- complex (structural) home modification (CHM).

The National Disability Insurance Scheme (NDIS) provides reasonable and necessary funding using different approaches aligned to each of these levels of complexity.

It is important for participants and home modification providers to familiarise themselves with the NDIA's [Operational Guidelines](#), particularly "Including specific types of supports in plans - Home Modifications" which provides guidance on the way in which the NDIA approaches home modifications support.

## 2. What are the current arrangements for assessment of home modifications?

The current arrangements for the assessment of home modifications **where this is included in a participant's plan** are:

TABLE 1

Complexity level	Assessment
<b>Home adaptation (Level 2) and standard (simple or non-structural) home modifications (Level 3)</b>	<p>An assessment is obtained from an AT/home modifications assessor of the participant's choice to address their needs and advise on the most suitable solution.</p> <p>Participants can select which assessor they wish to use. (see <a href="#">Understanding your plan and supports</a>). For Level 3 modification, attach certification from a building construction professional that the dwelling is suitable for the proposed modification and their quotation or cost estimate for supply.</p>

Complexity level	Assessment
<p><b>Complex home modifications (Level 4)</b></p>	<p>Consideration of CHM starts with an AT needs assessment to consider the range of supports that may influence successfully achieving a participant's goal (which in some cases may mean that a complex home modification is not the best option). The participant may choose any suitable assessor.</p> <p>Where the AT needs assessment recommends a CHM, the participant will select a suitably competent CHM Assessor<sup>1</sup> to work with the participant, review the property and participant needs within the scope of the plan goals, and submit a CHM assessment. It is important to seek input from a building construction professional early in the process to ensure the suitability of the dwelling for the proposed modifications and the expected cost.</p> <p>A separate provider (e.g. a building professional) may be engaged to help develop the recommended detailed design, specification and quotation(s) to seek the best value for money solution. In general, the best value for money quotation will determine the reasonable and necessary funding that may be provided.</p>

### 3. What are the current arrangements for NDIS funding of approved home modifications?

Funding determined as reasonable and necessary by the NDIA can be used for supply of home modifications only where:

- these are included in a participant's plan under the capital budget, and
- for Standard and Complex Home Modifications, the NDIA has approved the value of the modifications the NDIS will fund and the associated outcomes to be achieved (home adaptations do not require further approval).

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<sup>1</sup> A description of a suitably competent CHM Assessor is provided in [Question 5](#)

TABLE 2

Complexity level	Supply
Home adaptation (Level 2) and standard (simple or non-structural) home modifications (Level 3)	<p>Participants can select which provider they wish to use. (see <a href="#">Understanding your plan and supports</a>)</p> <p>Some State or Territory AT supply schemes offer supply services as NDIS Registered Providers, and participants may choose to use them to supply home adaptation and standard (simple or non-structural) home modifications, or they may select a different provider.</p>
Complex home modifications (Level 4)	<p>Where the NDIA has approved funding for a CHM as documented on a CHM assessment, participants can select which NDIS Registered Provider they wish to use for construction. (see <a href="#">Understanding your plan and supports</a>)</p> <p>The NDIA recommends the engagement of a NDIS Registered Building Works Project Manager (BWPM) for CHM construction, and this is a requirement for projects over \$30 000. The BWPM may engage NDIS Registered Providers or non-registered suppliers.</p>

#### 4. How does the NDIA consider a participant's request for complex home modification under the *National Disability Insurance Scheme Act 2013 (NDIS Act)* and the *NDIS Rules*?

All considerations for participant plans are guided by the NDIS Act 2013 and NDIS Rules. For CHM, the NDIA's [Operational Guideline "Including specific types of supports in plans - Home Modifications"](#) provides specific information.

Further guidance is provided in the Guidance for Home Modifications Assessors document available on the [Assistive Technology page](#).

#### 5. How does the NDIA characterise a suitably competent CHM assessor?

The NDIA is developing further guidance on the characteristics that an assessor of CHM supports should demonstrate. The following provides some initial guidance that a CHM should meet:

- Professional Qualifications and registration: Meet the [Guide to Suitability requirements](#) for registration with the NDIA as an **Occupational Therapist**.

- A good understanding of the scope and purpose of the NDIS, particularly as it relates to the goals and use of supports in a participant's plan to enable them to lead an ordinary life.
- At least one of:
  - a) Professional Credential: Associate Member or above of the Association of Consultants in Access Australia (ACAA);
  - b) Successful completion of Nationally Recognised Training modules CPPACC4020A and CPPACC5016A;
  - c) Accreditation by a State Supply Scheme at the top level (e.g. Red accreditation in home modifications with SWEP, Victoria);
  - d) Employment at Senior Clinician level specifically responsible for CHM assessment;
  - e) NDIS Registered Providers who successfully completed NDIA authorised training in, and were selected through an Expression of Interest process for CHM assessment during the trial phase of the NDIS prior to 30 June 2016.

## 6. What training will the NDIA provide for assessors for home modification?

There are two aspects of training that are relevant for assessors for home modification:

- a) Training for the development of professional competence in the assessment of Level 3 (Standard) and Level 4 (Complex) Home Modification. This will not be provided by the NDIA.
- b) Training, coordinated by the NDIA, to assist assessors to understand the scope of the NDIS relating to home modification.

The NDIA is developing *Allied Health Practitioners: Introduction to the NDIS* online training and resources for assessors of home modification, including guidance papers and other materials. These aim to assist assessors to:

- consider options where there are barriers to access in a home (including home modifications options) consistent with the NDIS; and
- report this evidence (from the assessment) to the participant and the NDIA.

Links to these will be available from the NDIS website.

## 7. What is the process when a participant requires home modification to enable discharge from a medical/health facility?

The NDIS [Operational Guideline on Planning](#) provides specific guidance (Section 10.8) on when services would be considered for funding by the NDIS and when funding should be provided by other parties. In general, only permanent assistive technology and home modifications which are for the purpose of improving functioning and related to a participant's self-care needs would be considered for funding by the NDIS. Other equipment

and modification needs associated with medical or surgical procedures, rehabilitation and post-acute recovery are the responsibility of other parties or systems (e.g. health systems).

Where home modification is required because a participant has an ongoing functional need related to their disability, the AT needs assessment and CHM assessment may be conducted and funded by health services during the discharge phase to inform the participant's planning conversation with the NDIA.

The NDIA expects such assessment will be undertaken:

- under the clinical governance of the health facility/service,
- by suitably competent assessors (for CHM assessment – as stated in [Question 5](#)), and
- utilising NDIS approved templates.

## **8. Are particular forms or templates required to be submitted for the assessment of home modifications?**

The [Assistive Technology page](#) on the NDIS website includes templates to assist assessors and participants provide the information required by the NDIA to determine the appropriate supports to include in the participant's plan. The use of the Complex Home Modification Assessment Template (or equivalent) is strongly encouraged for CHM assessment. Delays may occur where information is provided in other ways or formats.