

Mainstream Interface – Housing

April 2017

Supports the NDIS will fund in relation to housing and independent living

About the NDIS

The National Disability Insurance Scheme (NDIS) is a new way of providing community inclusion and individualised support for people with permanent and significant disability, their families and carers. The National Disability Insurance Agency (NDIA) has been established to implement the NDIS.

What are mainstream services?

Mainstream services are the government systems providing services to the Australian public, e.g. health, mental health, education, justice, housing, child protection and employment. Most people interact with a range of services throughout their lives.

Why are mainstream services important?

The NDIS aims to maximise opportunities for independence for people with disabilities, by providing access to high quality supports. However, the NDIS alone will not meet all the needs a person has. Inclusion and access for everyone is a shared responsibility and other government systems will continue to play a critical role in supporting people with disability. The NDIA will build relationships with mainstream service providers and the local community. This will improve their understanding about how they can interact with people with disability.

What supports related to housing with the NDIS fund?

Like all Australians, NDIS participants need access to affordable, appropriate and secure housing. Some participants will have additional housing needs as a result of their disability.

Supports funded by the NDIS

The NDIS will assist participants to live independently. This includes:

- Supports that build people's capacity to live independently in the community, supports to improve living skills, money and household management, social and communication skills and behavioural management
- Home modifications to the participant's own home or a private rental property and on a case-by-case basis in social housing
- Support with personal care, such as assistance with showering and dressing
- Help around the home where the participant is unable to undertake these tasks due to their disability, such as assistance with cleaning and laundry.

The NDIS may also contribute to the cost of accommodation in situations where the participant has a need for specialised housing due to their disability.

Supports funded by housing and other systems

Most participants will continue to access housing in the private market - rental or home ownership - or through social housing.

This includes:

- Social and community housing
- Homelessness and emergency accommodation services
- Commonwealth Rent Assistance, a payment through the Department of Human Services that assists eligible participants with the cost of housing
- The National Rental Affordability Scheme (NRAS) that is creating additional affordable rental properties.

NDIS participants continue to be responsible for daily living costs such as rent, groceries, utility bills and housing costs.

How will the NDIS help people living in inappropriate settings to move into the community?

Some participants may be living in inappropriate settings due to a lack of support to move back into their home or back into the community. This may include participants living in residential aged care and participants in hospital or rehabilitation units awaiting discharge or having completed treatment.

The NDIS can fund home modifications to make a participant's home accessible. The Scheme can also help participants live independently with supports such as personal care to help with showering or dressing, or assistance with preparing meals and cleaning.

Will the NDIS pay household bills?

NDIS participants remain responsible for meeting their day-to-day living costs, including rent, groceries, utilities, telephone or internet costs. This is the same for general household items such as a bed, fridge or cooking utensils. There are some limited circumstances where the NDIS may make a contribution to these costs. This is in cases where the participant only incurs the cost because of their disability or their costs are substantially higher because of their disability. For example, a participant with limited mobility requires a modified bed to prevent bed sores.

What happens if I can't access the housing I need through public or community housing?

State and territory governments are responsible for social and affordable housing. Subject to waiting periods, state/territory government programs will support most people to find affordable housing in the general rental housing market. The NDIS may be able to provide extra assistance to Scheme participants, such as a Local Area Coordinator to make contact

and discuss their needs with housing providers, and funded support co-ordination to assist sourcing appropriate housing options.

The NDIS will only fund Specialist Disability Accommodation (SDA) when it is a reasonable and necessary support for a participant due to extreme functional impairment or very high support needs, in accordance with the SDA Rules (2016).

What happens next?

Participants and their families will discuss their housing and living goals with an NDIA representative as part of their planning conversation. The participant's plan will include the supports the NDIS will fund as well as the supports the participant will need to access through the housing system.

More information

Visit the NDIS website or call us:

www.ndis.gov.au

[SDA Rules \(2016\)](#)

1800 800 110 8am to 5pm (local time) Monday to Friday

For people with hearing or speech loss

TTY: 1800 555 677 Speak and Listen: 1800 555 727

For people who need help with English

TIS 131 450

*1800 calls from fixed lines are free. Calls from mobiles may be charged.