

Jewish Care



Living well, moving on

A guide to housing for people with a disability

Disability Services - Working together for a great life

June 2016

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What is NDIS?



Launched in 2013 by the Australian Federal Government, the National Disability Insurance Scheme (NDIS) uses an insurance approach similar to Medicare, meaning the costs for disability care are shared amongst the wider community. The NDIS will provide support to people with an ongoing disability, their families and carers. It is being progressively implemented across Australia under the management of the National Disability Insurance Agency (NDIA).

You are eligible for NDIS if you meet the following Access requirements:

- you have an impairment or condition that is likely to be permanent (i.e. it is likely to be lifelong) and
- your impairment substantially reduces your ability to participate effectively in activities, or perform tasks or actions unless you have:
 - assistance from other people or
 - you have assistive technology or equipment (other than common items such as glasses) or
 - you can't participate effectively even with assistance or aids and equipment and
- your impairment affects your capacity for social and economic participation and
- you are likely to require support under the NDIS for your lifetime.

An impairment that varies in intensity e.g. because the impairment is of a chronic episodic nature may still be permanent, and you may require support under the NDIS for your lifetime, despite the variation” (<http://www.ndis.gov.au/people-disability/access-requirements>).

What does it mean for people with disability and their families?

If you are eligible for the scheme, NDIS provides you with greater choice and control over the support services you will receive and even the course your life takes. Through its assessment and planning process, you can determine what reasonable and necessary supports and resources you require to live your life and achieve your personal goals. As part of the process, a support plan is developed with you; this is tailored to help you achieve your goals and live a fulfilled life; whether that means finding a job, moving out of home to a more suitable type of accommodation and living situation, gaining education or simply living a more independent life. In line with the Scheme, following the development of the Plan and based on your goals, you will then receive individual funding to pay for the services and resources you will need to implement the plan.

NDIS not only allows you to choose what type of supports you receive, you also decide when, where and how you receive them, which service providers you'll work with and how your funds are managed.

A World of Possibilities



From July 2016 NDIS will become available in the Northern Sydney district (Hornsby, Hunters Hill, Ku-ring gai, Lane Cove, Manly, Mosman, North Sydney, Pittwater, Ryde, Warringah and Willoughby).

The same will occur from July 2017, for the South Eastern Sydney district (Botany Bay, Hurstville, Kogarah, Randwick, Rockdale, Sutherland Shire, Waverley, Woollahra).

The introduction of individualised funding for people with a permanent disability gives you an opportunity to choose amongst a wider range of models of accommodation, better suited to your needs, lifestyle, support network and wishes.

My Home

In 2011 focus groups were held throughout Victoria, to elicit ideas on the future of accommodation and housing in consultation with people with a disability and their carers. The feedback received by a total of 114 people from different cultural and linguistic backgrounds reinforced the idea that people with a disability want the opportunity to choose with whom they live.

JewishCare knows that a *house* is not necessarily a *home*.

Your home, and how you live, is one of the most important things in your life; a home that caters to your needs and future life aspirations creates a stable environment, where your independence and social connections can grow and generate a sense of fulfilment, for you.

We are committed to provide support options for people with various disabilities allowing them to live independently or in a supportive environment, by enhancing daily living skills and autonomy. In view of the changes in the sector, and in response to the community's interest, we are also committed to work in partnership with other organisations to foster a choice of housing models.

The Role of JewishCare

Whilst JewishCare is not a Housing Provider we will work to:

- provide information to families and people with a disability in need of affordable housing
- facilitate community connections between Housing Providers and people in need of housing, as appropriate
- be sensitive to the diverse range of need within the community by remaining open to a range of diverse accommodation models
- advocate towards universal design (i.e. design which creates buildings and products that facilitate access to older people, people without disabilities, and people with disabilities equally) to maximise the person's independence and inclusion in the community
- advocate any co-location should not exceed 4-6 people with a disability living together depending on their needs and desires
- pursue partnerships or ventures towards providing services across a range of accommodation models
- ensure any model pursued is financially sustainable and can be replicated for the benefit of as many people as possible

As a Service Provider JewishCare is committed to work to:

- ensure the person's needs can be met in a variety of ways including informal, formal and arrangements such as a co-resident
- ensure the Housing Provider is ideally separate to the Support Provider
- be the formal Support Provider and to collaborate with Housing Providers where appropriate
- ensure transparency when determining whose needs should be met when developing or repurposing a property, and in the management of waiting lists
- identify opportunities for partnerships with Housing Providers and other Community Organisations.

JewishCare will work with you to find the best housing option that will suit your needs. We will identify your needs and discuss with you what suits you best, as we understand there is a need for a continuum of housing options from living independently, to group accommodation or co-residents. We also understand that needs and preferences change over time.

The Full Scope

Affordable housing for people on a limited income and with a disability has changed over time, and continues to change to better suit people's needs in a more inclusive way. Below you will find a list of housing models ranging from the highest to the lowest level of support.

- Group Accommodation
- Intentional Community
- Townhouses, duplex, villas and apartments
- Cluster Accommodation
- Secondary Dwelling
- Co-Residency
- Gatehouse Living
- Social Housing



Group Accommodation



Alan's Story*

Hi, I'm Alan and I'm 30 years old. I have Autism and Prader-Willi, and I find it difficult to relate to people; for this reason when I'm frustrated I express myself by hurting myself or others near me. I go to Day Program Monday – Friday. I like painting and swimming. I visit my mum and dad and siblings every two weeks, for Shabbat dinner, and a support staff accompanies me, to make sure we all have a good time. I require support, on a 24/7 basis, from people who know me. Because I have Prader-Willi I need someone to support me through the night, as I need meals every 2-3 hrs. I moved out of my family home when I was 18, as my younger

siblings needed the full attention of my parents. Since then I have been living at Temple St- Group Home. JewishCare provides the support I require. Another 3 people live with me. We have our own bedroom, but we share the living areas (e.g. kitchen, dining room, lounge room) and bathrooms.

Staff drive me to and from Day Program, every day.

When I need to attend any doctor appointments my parents or staff come with me.

Also, staff support me with my lifestyle plan. This focuses on what I want to achieve, my needs and how I can be more involved in my local community.

I love living at Temple St. I feel safe as I know that people will support me as I need it and at the same time I am learning to be more and more independent. I like that I don't need to rely on my parents, that I can live with people of my own age.

**Names, images and details have been changed in order to ensure anonymity.*

This model is based on a principle of 4-6 people with a disability living together in a house and sharing support. It is optimal for people who require:

- a higher level of supervision and mentoring in daily living skills
- assistance or coaching with transport
- access to the local community in a safe and positive way
- monitoring and support with their health and wellbeing
- coaching on making informed choices.



To live in a group accommodation means not being isolated, receiving comprehensive monitoring, often on a 24/7 basis, and holistic support.

Ideally the people living together have similar needs and are provided with opportunities to develop social connections outside the home setting.

We have provided services in this type of accommodation model for 30 years, we understand its complexities and value the opportunities this model provides.

Support and living arrangements

Group accommodation provides support to cater equally for your individual needs and the needs of the whole household.

You receive support in a personalised and holistic way in line with your needs, goals and aspirations. This caters for the enhancement of your choice-making skills, daily living skills, personal care, household cleaning and cooking. This being an ordinary home, you have your own bedroom, furnished as you wish, and you share common living areas designed to accommodate your housemates needs and preferences. To better cater to your mobility or sensory needs, an ensuite bathroom or small living area may be provided to you. Also, depending on your needs or the needs of the other people living in the house, support may be provided overnight in the form of awake or sleep-over arrangements for paid staff.

Financial contribution to housing

You are expected to contribute to the living arrangements by depositing 75% of your disability support pension (DSP) for board and lodging, and 100% of your mobility allowance for the transportation support you receive to and from work/leisure centre or when going out.

Once NDIS will take effect, you will be expected to deposit 75% of the DSP and 100% of the mobility allowance.

Ownership

The property might be owned by a Housing Organisation, by one or more of the people living in the house, or by a Service Provider, or rented on the private market.

Costs

Costs associated with this model, vary based on the level of need of the people living in the household, as indicated in the NDIA price guide.

The Housing Provider is responsible for paying for water, rates and strata fees (if required).

Weekly cost of group accommodation (source: NDIS)

	Number of people group accommodation				
Level of Need	2	3	4	5	6
Lower	\$2079.67 Item 14 027	\$1808.41 Item 14 015	\$1796.43 Item 14 016	\$1746.32 Item 14 017	\$1613.41 Item 14 018
Standard	\$3573.25 Item 14 009	\$2950.11 Item 14 010	\$2285.57 Item 14 011	\$2188.61 Item 14 012	\$2121.06 Item 14 013
Higher	\$4626.70 Item 14 003	\$4006.83 Item 14 004	\$3181.06 Item 14 005	\$2796.50 Item 14 006	\$2507.81 Item 14 007

(*) Level of need

- **Lower** – Occasional or intermittent prompting for performance of living arrangement (i. e. household tasks completion and/or self- care activities). Formal and informal support for independent skills development not required on a 24/7 basis. Overnight support (active or inactive) not required.
- **Standard** – Active assistance necessary for most daily tasks. Regular inactive overnight support is required to ensure safety.
- **High** – Active assistance required, towards management of challenging behaviours or complex medical needs, at least once per shift. Daily tasks are performed only with active assistance. Overnight support is required and is active. At time of emergency, additional support (i.e, higher staffing ration at peak periods) is required.

Costs for building the property are approximately \$1.5million + cost of land (source: House Choices Australia).

Building costs (source: House Choices Australia)

Type of building	Cost per square metre
Generic house	\$1,100-1,200
Apartment block	\$2,200
People with disability with moderate level of support	\$2,500 (*)
People with disability with high level of support	\$4,000 (*)

(*) – Increase of cost is due to occupants require more space and require stronger materials

Intentional Community



Sarah's Story*

Hi, I'm Sarah and I'm 35 years old. I have Down syndrome and I rent my own townhouse and Mary lives there with me, she is my Co-Resident, we live in a nice street together with another 9 families. 3 people with a disability live in my street. On weekends we take turns at hosting a street bbq and we like to celebrate Pesach dinner and the breaking of the fast, after Yom Kippur, all together. Mary helps me with attending doctors' appointments and visits by making sure I wake up and take my medications. Also she helps me with making sure I take care of my washing. We alternate our cooking night.

Judy, my neighbour likes to come to the gym with me; whilst Moshe, Judy's husband, helps me buying the groceries for the week and bringing it home. Ruth, my neighbour catches the bus with me every day, as we both work in Bondi Junction. When Judy and Moshe travel to Israel, I usually look after their garden, as I like watering plants and weeding. On weekends I usually walk Sasha's dog, as he is often away.

Elena, one of my neighbours also has Down syndrome. I like to go to the movies with her, on Tuesday nights.

It's good to know that I have people who can help me and that I can still be independent.

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“An intentional community is a neighbourly, welcoming place to live where residents respect, help and are friendly to each other and are committed to creating a community of support” (Benambra Intentional Community: vision and values).

This model is based on a principle of a group of people (with and without a disability) living in their own home on a common piece of land, taking care of each other when needed, in a neighbourly fashion.

In this context, you might be the only person with a disability living in the complex, or there might be others. You might be living with someone in exchange for not paying rent (i.e. Co-Resident), with a family member who supports you when needed, in addition to paid staff support, or you might be living on your own and paid staff might assist as needed in line with a Drop-in model (i.e. paid staff visiting you at home to support with medication administration, cooking, medical appointments, etc.).

Members of the community sharing the grounds, have an understanding that they act as social and support network for each other.

To live in an intentional community means you may experience a stronger sense of community and inclusion independently of the funds you receive; you don't need to rely on as much paid staff for support, because your neighbours will pitch in and help.

It is optimal for people who:

- aspire to social connection
- wish to engage their own paid support
- require moderate to high level of support but prefers a more inclusive approach and not to rely as much on paid staff
- may have similar needs to those of people who live in group accommodation, but prefer not to live with other people with a disability
- may wish to engage a Co-Resident
- are open to live in a more suburban area, to cater for a larger housing development.

Support and living arrangements



The benefit of living in an intentional community is that your neighbours are your community and vice versa. This offers you an opportunity to reduce the reliance on paid staff or your Co-Resident, because your community can be engaged to provide some of such support.

The community is designed around a number of townhouses, duplex buildings or villas, allocated to a number of tenants in a co-operative fashion. Generally, only a percentage of these dwellings are allocated to other people with a disability,

more commonly properties are inhabited by individuals who require affordable housing. This means that you can live in a fully inclusive way. Often tenants are selected based on criteria determined by the Housing Provider (e.g. history of tenancy with no records of domestic violence, alcohol or drug abuse, to have a Working with vulnerable people check). They might also be selected by a Panel organised by the Housing Provider, and be prepared to sign on as volunteers for the Service Providers. This adds value to the community and to your experience as an active members within it. In addition to this, you may receive support by one or more organisations, or

individually contracted workers, generally based on a Drop-in or as per the Co-Residency model. You receive support towards the enhancement of your daily living skills, personal care, and household cleaning and cooking, in line with your interests, needs, goals and aspirations and as per the NDIS Plan you developed in collaboration with a Planner.

Financial contribution

As a tenant, you are expected to provide the Housing Provider with 25% of your DSP, and 100% of the Rental Allowance.

Ownership

Generally the property is owned by a Housing Provider.

Costs

The Housing Provider is responsible for the financing of any maintenance costs due to the ageing of the building or wear and tear, for water, rates and strata expenses.

On the other hand, as the tenant, you are responsible for any costs associated with your needs, as well as electricity, utilities and food.

Under NDIS, any needs and support costs identified and included in your Plan, following the initial meeting with a Planner, will be funded by the Scheme, if reasonable and necessary.

Townhouses, Duplex, Villas and Apartments



Adam's Story*

Hi, I'm Adam and I'm 20 years old. I live in a unit in Maroubra. Four other people live in the building with me. We all have our own apartment. Lior is the only other person living in the building who has a disability, like me. Also, one of the apartments is used by Maria, John and Precious, the staff who support us every day. They sleep in the apartment, and if we need support in the middle of the night, they come over to check we are ok, after we press an Emergency button.

Maria, John and Precious also help us with making sure we take our medications, and cooking.

I work at Disability Services Australia on Monday, Tuesday and Wednesday. On Thursday I volunteer at the library, I'm in charge of putting the returned books back on the shelves. My brother supports me with making sure I do a good job, until I am fully trained. On Friday I volunteer at Our Big Kitchen. I usually spend the weekend with my mum and dad.

I don't usually spend a lot of time with Lior as, we have very different interests.

I like living in my own apartment and being independent. I also like seeing the staff and doing activities with them. The way I live gives me flexibility and safety. I like that I don't have to socialise with the other people in my building, I prefer having my own friends.

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In this context, you are living independently and you might be the only person with a disability living in the complex, or there might be others.

The benefit of this model is that you receive the level of support you require in a more inclusive setting. Even if you live in an apartment block with other people with a disability, you are free to decide the level of interaction you have with them. Differently from the Intentional Community model, in this case you don't need to rely on the community to enhance the level of support you receive. You also don't live on a larger complex and you may choose the level of interaction you have with the people living in your street, as you have no responsibility or expectation of them.

This model is optimal for people who:

- wish to be more independent
- have or aspire to a larger social network
- have changing needs and require an increase level of support, on occasion
- require some level of regular support, often in line with the Drop-in model.

Support and living arrangements

In this case, you have access to the community for support, depending on the relationship developed with the neighbours. A well-intentioned neighbour might take an active role as part of your social network, but this is not a factor assumed as part of the model.

A number of options are available to you, depending on your needs:

- You might be living in a townhouse, a villa or an apartment, with someone in exchange for not paying rent (i.e. Co-Resident), or with a family member who supports you when needed, in addition to paid staff support
- You might be living on your own and paid staff might assist as needed in line with a Drop-in model (i.e. paid staff visiting you at home to support with medication administration, cooking, medical appointments, etc.)
- You might be living on your own in a small apartment block (i.e. up to 6 apartments), and other people with a disability might be your neighbours; whilst one apartment is allocated to a paid worker who provides support as needed (i.e. included overnight support in case of an emergency).

The support you receive is planned to cater for the enhancement of your daily living skills, personal care, household cleaning and cooking and is planned towards the implementation of your individual goals, in line with the funds you have received through the NDIS.

Financial contribution

In your role as tenant, you are expected to contribute to the living arrangements by depositing 25% of your DSP, and 100% of your rental allowance.

Ownership

As a tenant you won't own the property. This is normally owned by a Housing Provider or Government Agency.

Costs

The Housing Provider is responsible for the financing of any maintenance costs due to the ageing of the building or wear and tear, as well as the cost of water, rates and strata fees.

On the other hand, in your role as tenant you are responsible for any costs associated with your needs, as well as electricity, utilities and food. Under NDIS, any support and resources planned to cater for your needs, will be funded by the scheme. This will occur after your initial meeting with a Planner.

Cluster Accommodation



Leah's Story*

Hi, I'm Leah and I'm 45 years old. I have Fragile X Syndrome. I live in a duplex at Masada Village. All my friends live in the village with me. Sally, for example lives in the house connected to mine. Julie comes to support us with getting up and making sure we take our medications, every morning. John, Paul, Marc and Robert live in a house next door. They have a number of staff who support them all day, every day. Glenn, Adam, Milly, Tessa and Sherry live in an apartment building down the road. Julie and Tom support them during the day few times a week, when they are not at work. I like

dogs, so I have set up my own business: I take people's dogs for a walk in the mornings. Keith supports me with my work-schedule.

In the afternoons I like to volunteer for the local newsagent and wrap the newspapers for the next day delivery.

At night I often eat at Sally's place, her co-resident Charlie is a great cook; sometimes they come over to my place for pizza. I like to have it delivered. I'm lucky, Julie has organised for meals to be delivered to my home once week.

I like living at Masada Village because it provides me with a great social network. We all have different needs and we feel well supported by the staff.

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This model is based on the premises that different people require different services in a suitable accommodation setting, and that support can be better planned and delivered if a number of people live in a small geographical area.

A cluster may include of a range of housing options, all located in a large complex:

- an apartment block where people with a disability live in their own apartment, but have access to paid workers who may access one of the apartments for sleep-overs during the night or as an office during the day
- a group of villas where one or more people requiring very minimal support (i.e. medication administration, etc) live
- a house where up to 5 people who require 24/7 support live
- a lodge where a number people requiring very minimal support live.



The benefit of living in accommodation which is part of a cluster, is that you receive the level of support you require in a more flexible way and more promptly in case your needs change suddenly. Also, your needs can be planned more holistically and on a longer term basis; this is because you may be able to access other types of accommodation included in the cluster, as you get more or less independent, as you age.

Cluster accommodation is ideal for people who:

- wish to be connected to a larger number of peers, and to people who have similar needs
- have changing needs and require an increase level of support, on occasion
- wish to transition from a higher support model (e.g. group accommodation) to a lower support one in a safe and monitored way
- who don't have large social and support networks in the larger community and would be otherwise isolated.

Differently from the Intentional Community, the Cluster model is fully self-sufficient and doesn't require the community to be involved for it to succeed. Tenants of both models may have similar level of needs, but support is more readily available in the Cluster model, because of the proximity of housing. This means that should you choose to living within a cluster, you will self-determine and foster the level of community inclusion.

Support and living arrangements

This model is designed around a cluster composed of a range of accommodation types: lodges, villas, apartments, duplex where tenants receive support catering to their level of need (i.e. Drop-in; 24/7, etc).

In this case the Housing Provider can better cater to your housing needs, and the Service Provider has more room for flexibility because of the proximity of other people being supported. Indeed, services can be organised to provide support, in a range of ways from Drop-in to 24/7, to suit your needs best.

The support you receive is planned to cater for the enhancement of your daily living skills, personal care, household cleaning and cooking and is planned towards the implementation of your individual goals, in line with the funds you have received through the NDIS.

Financial contribution

Independently of the type of accommodation you will occupy, as a tenant, you will contribute to the living arrangements by depositing 25% of your DSP, and 100% of your rental allowance; unless you chose a group accommodation setting within the cluster, in this case you will be expected to deposit 75% of your DSP towards board and lodging, and 100% of your mobility allowance to cater for any transportation to and from community venues, work, or else.

Ownership

As a tenant you won't own the property. This is normally owned by a Housing Provider or Government Agency.

Costs

The Housing Provider is responsible for the financing of any maintenance costs due to the ageing of the building or wear and tear, in addition to water, rates and strata expenses. Unless you will occupy a group accommodation, you will be responsible for any costs associated with your needs, electricity, utilities and food. Under NDIS, any support and resources planned to cater for your needs, will be funded by the scheme. This will occur after your initial meeting with a Planner.

Secondary Dwelling



David's Story*

Hi, I'm David and I'm 32 years old and I have an intellectual disability. I live in my own flat. My older brother Brian and his wife Riva and their 3 children live in the main house next to mine. Solomon, who works with JewishCare, visits me three times a week and together we go for walks and he teaches me about money and how to manage my pension. I like to pay a little rent to my brother, and to work one day a week, at Print35.

On weekends I like to spend time with my family and going to the movies. Brian drops me off at the bus stop and I catch the bus to Bondi Junction, where I meet my colleagues from work and some friends from school.

Once a month, I catch up with my mentor Levi. I met him through JewishCare. Levi and I like to go to the art gallery in the city and to the Powerhouse Museum. We also walk along Circular Quay and the Botanical Gardens together.

I like living on my own. I get along with my brother and I like the fact that if we want to hang out we can, without too much hassle. I like that I don't need to spend time with people with a disability, if I don't want to.

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A Secondary Dwelling is a cottage, flat, or small building attached to a primary dwelling. Often this type of housing has an allocated street number and has its own kitchen, bathroom, bedroom and living area.

The benefit of living in your own self-contained home is for you to have as much independence as possible, in a safe environment easily accessible in case of need. One of your family members or a friend might live in the primary dwelling, ensuring that if you require some minimal supervision, someone is easily available to support you; whilst you continue to live in your own home.

Differently from the Cluster Accommodation, living in a Secondary Dwelling you experience a greater connection with the local community, and in a more inclusive way, you may interact with other people with a disability, if so you chose. As in the Intentional Community model, you might have a closer connection to your neighbours.

This model is particularly suitable to you and your family if you have the means to design a home around your needs.

Living in a Secondary Dwelling best suits people who:

- wish be fully independent with very minimal supervision
- may wish to transition to a more independent living setting, from living with their family or in a group accommodation
- don't wish to live with their family, but wish to maintain strong family connections
- wish to enhance their social and support connection in a safe setting.

Support and living arrangements

By choosing this option you ensure that people living in a house located on the same block of land can support you and monitor your well-being, whilst maintaining your independence.

Your family might live in the main dwelling and provide support to you, perhaps in addition to the support you receive from paid staff, as needed. You live independently and the support you receive caters for an enhancement of your daily living skills, personal care, household cleaning and cooking, as well as for the implementation of individual goals, planned through the NDIS process.

Financial contribution

As a tenant, you are expected to contribute to the living arrangements by depositing 25% of your DSP, and 100% of the rental allowance.

Ownership

Generally you wouldn't own the property, in fact this is normally owned by a family member or Housing Provider.

Costs

The landlord/Housing Provider is responsible for the financing of any maintenance costs due to the ageing of the building or wear and tear, as well as water, rates and strata expenses.

As the tenant you are responsible for any costs associated with your needs, electricity and food. Under NDIS, support costs and resources identified as reasonable and necessary are funded by the scheme, following an initial meeting with a Planner.

Co-Residency



Dana's Story*

Hi, I'm Dana and I'm 37 years old. I have mild Autism and I live in a flat in North Bondi with James. He is my flat-mate and he helps me making sure I take my medication in the morning, and that I get up on time to go to work. I work at Print35 4 days per week. On Friday morning, I like to volunteer at the local pet store. I am in charge of getting them ready for their bath.

I like to go for walks at Coogee beach on Sunday morning. James comes with me. On Wednesday night I go out for dinner with Sarah, from JewishCare. She is teaching me to catch the bus at night, and to be comfortable ordering my dinner, and paying for it, in a proper restaurant.

Sarah, also helps me learning to take care of my washing and cleaning my room. We do this every Friday afternoon. I like living with a flat-mate. He helps me when I need it, but he also leaves me alone and I have lots of privacy and independence.

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Co-Residency aims at providing you with formal and informal supervision, whilst maintaining your independence.

A Co-Resident is a person who lives with you as a flat-mate, but doesn't generally pay full rent, in exchange for providing some level of supervision to you, to ensure your safety. As the Householder, you are expected to contribute to the household routine equally as the Co-Resident. This means you will be expected to help out with the cleaning, cooking, etc. Whilst it is important you and the Co-Resident have similar interest and get along, this co-habitation doesn't require for you to be friends. You will be both parties to a Co-Residency Agreement that clearly defines your expectations of them and the boundaries of your relationship (e.g. level and areas of coaching).

The benefit of living with a Co-Resident is that you have access to a mentor as well as a flat-mate, within clear boundaries. Differently from a scenario where you might be renting a flat and share with another person. Or differently from the Secondary Dwelling model, the Co-Residency model, allows you to choose your Co-Resident based on common interests, and other personal factors; the person who provides you with some level of supervision, is not a family member, is often someone of your own age with friends and a social network that you may be part of if you choose.

Furthermore, this is also a more financially viable option, as in this case you often would rent a

flat rather than a home or a cottage. For this reason you are more likely to live in an urban setting, closer to transport and services, which gives you the opportunity to be fully involved in your local community.

Co-Residency is ideal for people who:

- wish to live in an independent environment with the mentoring of a person who shares similar interests, passions and of a similar age
- are interested in expanding their social network by meeting other people through the Co-Resident
- are autonomous, but still require some level of supervision
- have limited support funding and require further coaching in some areas of their life (e.g. time management, interpersonal skills, living skills, etc.).

Support and living arrangements

When engaging in a Co-Residency Agreement with one or more Co-Residents as the Householder you will expect the Co-Resident to provide informal supervision and coaching in some areas you require some level of skill development, in exchange for no or reduced rent, depending on the intensity and nature of the supervision you require. Often this is in addition to the support you might be receiving from a Service Provider; which is usually organised as per Drop-In model, and is based on the assessment and planning completed by a Planner in line with NDIS requirements.

Financial contribution

As the householder, you will also be a tenant, and for this reason you will be expected to contribute to the living arrangements.

If you rent from the public rental market, you will be expected to pay the full market price. On the other hand, if the property you are renting is listed in the affordable housing market, you will be expected to deposit 25% of your DSP, and 100% of the rental allowance.

The Co-Resident, on the other hand, might or might not pay a rent based on the agreement reached by all parties.

Ownership

The property you live in might be leased by you and owned by your family or might be leased by a landlord.

Costs

The landlord is responsible for the financing of any maintenance costs due to the ageing of the building or wear and tear, as well as water, rates and strata expenses.

As the tenant you are responsible for any costs associated with your needs, electricity and food. Under NDIS, these will be funded by the scheme, if reasonable and necessary. Support costs identified as reasonable and necessary are funded by NDIS, following an initial meeting with a Planner. The payment of utilities is often regulated by the Co-Residency Agreement.

Gatehouse Living



Isaac's Story*

Hi, I'm Isaac and I'm 20 years old. I have a mild intellectual disability and I suffer from schizophrenia. A few years ago, I was able to move into a unit in Bondi Junction, at the Lush Gatehouse Grounds. I share some of the premises with 4 other people and Hanna, who operates the house, and John, her husband. Hanna does the cooking and John helps me out if I have a problem. I pay 75% of my Disability Support Pension to Hanna for my rent and lodging.

Twice a week I meet with Riva, my JewishCare worker. For the last six months we have been working on improving my financial skills, as sometimes I go to the pub and gamble for hours.

I work at one of the café's at the Bondi Pavillion, mainly I like to clean tables and tidy up at the end of the day. This is until I finish my barista course, at Windgap. Riva has been helping me with finding my job. Every other Friday I like to attend the Shabbat dinner at JewishCare.

I like to live at Lush Gatehouse Grounds because I have my space, but I don't need to cook and if I have a difficult day, someone is there to help me. I like the other tenants, but it's good that we are not into each other's pockets!

**Names, images and details have been changed in order to ensure anonymity.*

Gatehouse living, sometimes also called lodging, is a model based upon an enterprise that provides accommodation in exchange for a fee. It is similar to the model used for student accommodation.

Gatehouse living might be of interest to you if you wish to live in a larger building, where you can rent your own room, possibly equipped with your own bathroom or kitchenette, and have access to common living areas and a larger kitchen.

Whilst you may prepare some simple food that requires no cooking in your bedroom, a cook and care taker live on premises, so your meals are provided to you and in case of emergency, the care taker may provide supervision and assistance.

Gatehouse living is optimal for people who:

- are independent but might require some supervision at times
- require support with cooking, but are otherwise autonomous
- require very minimal regular paid staff support, but would like the option of a care taker's supervision in case of emergency
- wish to live in an inclusive social context.

Support and living arrangements

Generally, if you live in a Gatehouse accommodation you would receive Drop-in support with the implementation of individual goals. You would be engaging in an Occupancy Agreement together with the operator (i.e. Housing Provider) and upon taking residency you will be expected to present a deposit, which will be refunded to you within 14 days of you moving out.

Financial contribution

As a tenants you are expected to contribute 75% of their DSP towards lodging and 100% of your rental allowance.

Ownership

In your role as tenant you won't have a right of ownership to the room you will occupy.

Costs

The operator is responsible for the financing of any maintenance costs due to the ageing of the building or wear and tear, as well as paying for water, rates, strata expenses, and for the cook and caretaker. As the tenant you will be responsible for any costs associated with your needs and will be required to pay for lodging. Under NDIS, any support you receive will be funded by the scheme, if reasonable and necessary. Support costs identified as reasonable and necessary are funded by NDIS, following an initial meeting with a Planner.

Social Housing



Tamar's Story*

Hi, I'm Tamar and I'm 30 years old. I have a mild intellectual disability and epilepsy.

I live in Waterloo, in a Housing Department apartment. Three times per week, during the day I work at Print35; when I'm not working I spend time at home or I go to the shops.

My neighbour and I often catch the train into the city and like to go to the Botanical Gardens or to the movies.

Parminder, the staff who works for JewishCare, visits me twice a week. On Mondays we do the grocery shopping together and then we cook my dinners for the week. On Fridays she helps me with going to the bank and setting the budget for the upcoming week.

Lana picks me up every Saturday morning and we go to Synagogue. She is a volunteer from JewishCare and she lives nearby. After the service, we often spend time together and have lunch somewhere.

Every 6 months I visit my sister in Canberra. She is older and cannot look after me, but we like to be in touch.

I like living in a Housing Department. I'm fully independent, I can access public transport and visit my friends when I want. Also, people don't treat me as if I have a disability, because where I live there are no other people with a disability.

**Names, images and details have been changed in order to ensure anonymity.*

Social Housing is rental housing provided by not-for-profit, non-government or government organisations to assist people who are unable to access suitable accommodation in the private rental market. You are eligible to Social Housing if you:

- have a low income
- are unable to find affordable housing in the private market that meets your needs
- are a citizen or have permanent residency in Australia, and are resident in New South Wales (NSW)
- are able to demonstrate your identity
- are at least 18 years of age
- have a household income within the income eligibility limits, and

- don't own any assets or property which could reasonably be expected to resolve your housing need, and
- are able to sustain a successful tenancy, with or without support.

As part of the initial in-taking process, you will be assessed by the social housing providers to determine level of priority for the accommodation to be allocated to you, based on your needs. You will receive the outcome of the assessment in writing, by the social housing provider who assessed you. Once you have completed the appropriate forms and your needs have been assessed, you will be allocated a flat through the Housing Pathway process.

Differently from the other models, Social Housing is an accommodation model for people who require affordable housing and might not necessarily have a disability. No level of supervision or support is provided as part of the model. Any support you might receive is solely linked to the funding you have and is delivered by the Service Provider via means of paid staff.

The benefit of living in Social Housing that you are living in the general community, often in medium or large size buildings, so you experience social inclusion to its fullest. Housing is often near transport and shops.

Social Housing is ideal for people who:

- wish to live independently and are autonomous
- require very minimal level of support or supervision
- aspire to be included in their local community
- prefer to live in an urban setting, close to transport and shops.

Support and living arrangements

If you wish to live in Social Housing generally you will receive Drop-in support and mainly towards the implementation of your goals, in line with the Plan designed as part of the NDIS process.

Financial contribution

As a resident of Social Housing, you are expected to contribute 25% of your DSP, and 100% of your rental allowance.

Ownership

You won't have a right of ownership to the apartment you occupy.

Costs

The Social Housing Provider is responsible for the financing of any maintenance costs due to the ageing of the building or wear and tear, as well as water expenses.

As the resident you will be responsible for any costs associated with your needs, electricity, utilities and food. Under NDIS, the support and resources you will receive will be funded by the scheme, if reasonable and necessary.

Key Contacts

About Guardianship

http://www.tag.nsw.gov.au/verve/_resources/NSWTG_Services_brochure.pdf

http://www.tag.nsw.gov.au/verve/_resources/11614_FAM__PMS_Services_Brochure_Web.pdf

About forming a Disability Trust

<https://www.humanservices.gov.au/customer/services/centrelink/special-disability-trusts>

http://www.tag.nsw.gov.au/verve/_resources/11593_Guide_for_Trusts_Booklet_Web.pdf

About Future Planning

http://www.tag.nsw.gov.au/verve/_resources/Planning_Ahead_brochure.pdf

<http://www.housing.nsw.gov.au/centre-for-affordable-housing/for-home-purchase-assistance>

<http://www.housing.nsw.gov.au/centre-for-affordable-housing/for-renters-of-affordable-housing>

About Tenancy Agreements

http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Renting_a_home/New_tenant_checklist.page?

About Social Housing

<http://www.housingpathways.nsw.gov.au/home>

<http://www.housingpathways.nsw.gov.au/how-to-apply>

About Community Housing Providers

<http://www.linkhousing.org.au/our-story.html>

Useful Links

Group Accommodation

<http://www.jewishcare.com.au/disability/supported-accommodation>

Intentional Community

<http://gettingalife.com.au/>

Cluster accommodation

<http://www.royalrehab.com.au/lifestyle-support/supported-accommodation-services/>

Secondary Dwelling

<https://www.youtube.com/watch?v=jUscupElKaA>

Social Housing

<http://www.socialhousing.nsw.gov.au/>

The information in this booklet is general. It does not constitute, and should be not relied on as, financial or property advice. While JewishCare tries to ensure that the content of this booklet is accurate, adequate or complete, it does not represent or warrant its accuracy, adequacy or completeness.

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