



Mainstream interface: Housing and independent living

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

About the NDIS

The National Disability Insurance Scheme (the Scheme) is a new way of providing community linking and individualised support for people with permanent and significant disability, their families and carers.

The National Disability Insurance Agency (the Agency) has been established to implement the Scheme.

The Agency will build relationships with mainstream service providers and the local community. This will improve their understanding about how they can assist people with disability.

What supports related to housing will the Scheme fund?

Like all Australians, participants in the Scheme 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 Scheme

The Scheme will assist all participants to live independently. This includes:

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

The Scheme may also contribute to the cost of accommodation in situations where the participant has a need for specialised housing due to their disability. The Scheme will only assist with this cost where it is higher than the standard rental cost that the participant would otherwise incur.

Supports funded by the housing system 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 is a payment through the Department of Human Services that will assist eligible participants with the cost of housing
- the National Rental Affordability Scheme (NRAS) is creating additional affordable rental dwellings

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

How will the Scheme assist 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 includes people living in hospital or nursing homes who could be supported to live in the community.

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

Supports funded by the Scheme will also assist some participants who may be living in an inappropriate setting to move back into the community. This may be, for example, in the case of younger participants in residential aged care and participants in hospital or rehabilitation units awaiting discharge or having completed treatment.

Will the Scheme pay household bills?

Participants in the Scheme 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 Scheme 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. This will be, for example, a case where 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?

If the housing system is responsible for a support, the Scheme cannot fund that support, even if the housing system does not provide it.

However, the Scheme may still be able to provide assistance to participants, for example, a Local Area Coordinator can assist the participant to make contact and discuss their needs with housing providers and landlords.

What happens next?

Participants and their families will discuss their housing and living goals with the Agency as part of their planning conversation.

The participant's plan will include the supports the Scheme will fund for participants and those supports which the participant will need to access through the housing system.

More information

- Visit ndis.gov.au
- Email enquiries@ndis.gov.au
- Call 1800 800 110* Monday to Friday, 9.00am to 5.00pm EST.

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 are free from fixed lines; however calls from mobiles may be charged.