



AA4	Accessible and Affordable Services	Specialist Disability Accommodation Policy and Procedures
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What this policy aims to do	Make sure people accessing specialist disability accommodation through MASS are supported in a way that upholds their human and legal rights, and are supported to exercise informed choice and control.
Who this policy applies to	People who access specialist disability accommodation dwellings run by MASS
Who is responsible for carrying out this policy	Managers responsible for overseeing specialist disability accommodation dwellings
What words used in this policy mean	<i>"SDA Residency Agreement"</i> means mandatory information (fees, charges, etc) for people receiving accommodation services through Supported Disability Accommodation (SDA)
Legislation this policy is based on	National Disability Service Standards Victorian Human Services Standards NDIS (Specialist Disability Accommodation Rules 2021 (SDA Rules)) https://www.legislation.gov.au/latest/F2020L00769 NDIS Practice Standards Nov 2021
Other relevant policies	HS10 Financial Support A1 Rights and Responsibilities HS9 Guardians and Administrators MG4 Conflict of Interest Policy MS3 Staff Code of Conduct HS5 Freedom from Abuse and Neglect HS4 Rights and Responsibilities HS11 Client Feedback

Version	Date	Author/Editor	Approved by	Notes
1.0	24/6/2020	Sophie Walker	S Reeves	New Policy
1.1	26/11/2021	Sophie Walker	S Reeves	Annual revision; NDIS SDA Rules 2021; change Director to CEO

Specialist Disability Accommodation Policy

MASS currently provide one Specialist Disability Accommodation (SDA) setting for four adult clients living with an autism spectrum disorder. MASS services and supports recognise that people with a disability have the same right as other members of the community to access suitable specialist disability accommodation dwellings which are consistent with their legal and human rights, and be supported to exercise informed choice and control.

Rights and Responsibilities

MASS recognises that:

- We will have knowledge and understanding of each client's legal and human rights, and incorporation of these rights into everyday practice, including through reasonable adjustments or modifications to the dwelling to meet each client's needs.
- Any agreement or contract entered into with each client, and any communication with the client about the provision of specialist disability accommodation, including about rights and responsibilities in relation to the dwelling, is responsive to their needs and provided in the language, mode of communication and terms which that client is most likely to understand.
- Each client's autonomy, including their right to privacy, intimacy and sexual expression, is respected.

Conflict of Interest

MASS provides both Specialist Disability Accommodation (SDA) and Supported Independent Living (SIL) support for clients. We will manage this potential conflict of interest by having distinct personnel with designated responsibility to oversee each area. Where possible MASS will ensure that SIL and SDA are managed by different departments within the organisation. MASS will endeavour to maintain a high level of transparency working with clients, their families and support people to ensure that clients are supported and comfortable with their choice of SDA and aware of alternative provision, supporting clients right to exercise choice.

While MASS recognises and supports clients' right to exercise choice and control related to other NDIS support provision, there is acknowledgement that because of the rural setting we operate in, clients have limited options when choosing SDA. There are currently no alternative providers in Mansfield. If an SDA client chooses to change providers, MASS will continue to work with clients and their support networks to ensure they are able to change service providers without compromising housing security. Where required we will provide transparent information to Support Coordinators and any independent supports available to assist with this process.

Enrolment of SDA Properties

For current clients who were formerly accessing Shared Supported Accommodation (SSA); their accommodation was 'grandfathered' to SDA and they became automatically eligible to receive SDA relative to the design category of the dwelling they live in.

In the future; MASS will ensure that each client's SDA dwelling meets the requirements of the design type, category and other standards that are identified through the dwelling enrolment process, including client's right to stay in their home, under a 'grandfather' agreement.

Tenancy Management

MASS will support each SDA client to exercise choice and control and support them with effective tenancy management.

Service Agreements with Clients

MASS will ensure each client is supported to understand the terms and conditions that apply to their SDA dwelling and the associated service and/or tenancy agreements.

MASS will:

- Work with each client to develop a written service agreement that meets the requirements of the National Disability Insurance Scheme (Specialist Disability Accommodation Conditions) Rules 2018, and Victorian residential tenancy legislation.
- Work with clients and support people to understand their service agreements and will provide these in a manner which supports their level of understanding.
- Ensure that each client (or their support person) receives a copy of their agreement after it has been signed by both the client and MASS.

