



Tasmanian Housing Strategy

Summer Foundation submission on the Discussion Paper

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The Summer Foundation acknowledges and thanks all staff and storytellers for their contributions to this submission.

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Executive Summary

The Summer Foundation welcomes the opportunity to make a submission to the Tasmanian Government on its 20-year Housing Strategy. Many Tasmanians with disability depend on appropriate and accessible housing to live an ordinary life. It is crucial that housing strengthens the rights and choices of Tasmanians with disability and builds their capacity to live independently and well in the community.

It is essential that people with disability are at the centre of all policies and solutions. Greater outcomes for people with disability are best defined by people with disability. To this end, we have sought the contributions of National Disability Insurance Scheme (NDIS) participants (participants) living in Tasmania to ensure co-design engagement in the development of recommendations.

The Summer Foundation is confident that the recommendations and opportunities for collaboration in this submission will enable the Tasmanian Government to ensure Tasmanians with disability can access safe, secure housing that meets their needs now and into the future. This is critical to ensuring Tasmanians with disability are sufficiently supported to live the life they want with dignity and confidence.

Recommendation 1: The Tasmanian Government must develop resources and facilitate opportunities for people with disability to build their capacity to explore housing options that will meet their needs. This must include NDIS and mainstream housing options.

How the Summer Foundation and the Tasmanian Government can collaborate:

- Co-design workshops to hear directly from, or test ideas with, people with disability on how to build capacity around housing options
- Tailor resources such as the [Guide to Housing and the NDIS in Tasmania](#) booklet, videos and workshops to build capacity of Tasmanians with disability
- Access the Summer Foundation's research and resources on housing accessibility, outcomes and co-design to contribute to shaping the Housing Strategy

Recommendation 2: The Tasmanian Government must work to ensure housing stock better meets the needs of people with disability. The Tasmanian Government must bring forward mandatory accessibility standards at Livable Housing Australia’s silver level, prioritising homes for people with disability, set aside some social and community housing to be built at gold or platinum level, while also ensuring good access to transport, supports and existing networks.

How the Summer Foundation and the Tasmanian Government can collaborate:

- Co-designing workshops to hear directly from, or test ideas with, people with disability on their design features that meet their needs and preferences
- Using the Tenant Outcomes Framework to gather quality of life outcomes achieved as a result of accessible housing in Tasmania
- Accessing the Summer Foundation's research and resources on housing and support for people with disability, and accessible design

Recommendation 3: The Tasmanian Government must work to prevent the NDIS from cost shifting housing and support for people with disability to the State Government. This can be done by ensuring the NDIS provides funding for housing and support to participants in a timely and accurate way.

How the Summer Foundation and the Tasmanian Government can collaborate:

- Engaging the Summer Foundation’s Hospital to Home team to directly support people with disability in hospital to find the right housing and support
- Accessing the Summer Foundation's research and resources in shaping the Housing Strategy, including the Housing Hub’s market and demand data reports that can be tailored to analyse Tasmanian data only
- Joining the Down to 10 Days campaign to advocate for faster and more accurate NDIA decision-making

Recommendation 4: The Tasmanian Government must conduct a review into legacy stock in the state and through a meaningful co-design process, engage with tenants living in this housing to determine their housing needs and preferences for the future. The Tasmanian Government must then work with the National Disability Insurance Agency (NDIA) to ensure people successfully secure appropriate NDIS funding and transition to more appropriate long-term housing that meets their needs.

How the Summer Foundation and the Tasmanian Government can collaborate:

- Co-designing workshops to hear directly from, or test ideas with, people with disability living in legacy stock
- Creating and using resources such as [Housing Options](#) and [participant-led videos](#), led by Tasmanians with disability on their housing journey
- Engaging with younger Tasmanians with disability living in residential aged care (RAC) to ensure they are supported to move out of aged care if they wish

Introduction

Housing for people with disability

Access to appropriate housing is fundamental to the health and wellbeing of all people and integral to the ability of people with disability to participate in their communities. At present there are a number of issues preventing Tasmanians with disability from accessing the housing they need, including the lack of accessible and affordable housing options.

Under the NDIS, an estimated 6%, or 30,000, of participants will be eligible for specialist disability accommodation (SDA). The remaining 94% of participants, as well as people with disability not eligible for the NDIS, will access public, community or private housing.

People with disability have a diverse range of housing and support needs. The Summer Foundation's social enterprise the [Housing Hub](#), an interactive housing search platform for accessible housing, supports people with disability to understand their housing needs and preferences and find housing that meets their needs. Their [Housing Seeker Snapshot](#) aims to inform the housing market of the housing needs and preferences of people with disability. It provides information about the characteristics, needs and preferences of seekers who are looking for accessible housing options on the Housing Hub. The snapshot shows that almost half of housing seekers wish to live alone, 39% of seekers have support needs 24 hours a day and approximately half are seeking housing other than SDA, including public, community housing or the private market.

The Tasmanian Government should inform its Housing Strategy and decision-making processes with the views and needs of people with disability to adequately provide housing stock for their needs.

"I'm a bit disappointed in the discussion paper that disability wasn't mentioned very often. It seemed to be a bit of an afterthought, like especially when Tasmania's got the highest rate of disability in the country. So it shouldn't be an afterthought. "

David* – Tasmanian NDIS participant

Impacts and outcomes

Research has shown that inaccessible housing for people with disability impacts social, emotional, economic and health outcomes. Many people with disability who have mobility limitations are not able to visit the homes of family and friends, due to the inaccessibility of most homes. This creates a divide between the lives of people with and without disability, creating recurring barriers to living an ordinary life.¹ Likewise, the time and energy spent navigating inaccessible housing often leads to higher levels of difficulty, stress and fatigue in performing everyday activities at home such as moving around, self-care and caregiving of others.²

¹ Goodwin I, Davis E, Winkler D, Douglas J, Wellecke C, D'Cruz K, Mulherin P and Liddicoat S (2022) 'Making homes more accessible for people with mobility impairment: A lived experience perspective'. Australian Journal of Social Issues, 2 May 2022, link [here](#).

² Aplin T, Jonge D and Gustafsson L (2015) 'Understanding home modifications impact on clients and their family's experience of home: a qualitative study'. *Australian Occupational Therapy Journal*, 62(2), 123–131.

Wellbeing, community integration and health are key areas of improved outcomes for people who live in housing that is designed for and around their needs to best support the development of capacity, independence and confidence.³ Easier access around the home results in reduced formal and/or informal support needs, meaning that people have a greater sense of independence and privacy when conducting everyday activities.⁴ A range of activities become easier, including getting in and out of the home, bathing, transferring to the toilet and moving in and out of bed.⁵ Over time, supports can be scaled back to enable the person with disability to better support themselves and manage the life they want to live.

Capacity building to explore accessible housing options

Discussion Paper focus area 1 Affordable housing: More housing choices for low-income or vulnerable Tasmanians

To successfully find housing that meets their needs and preferences people with disability have to navigate across multiple levels of government and systems including the NDIS, state housing systems and Community Housing Providers, all while navigating eligibility requirements, affordability challenges and long waiting times for support. People with complex and significant disability are often told that a group home or aged care is the only place for them to live and that the supports they are given in these institutional settings are their only option.

Many people with disability are unsure what individualised housing and supports might look like, how to begin navigating across systems to find what works for them and where to go to get the support they need. People with disability need resources to be better informed about their rights, the different opportunities available to them and the services available to support them.^{6,7} There is a need for quality information about various home and living options, how to access these, eligibility, support available and more in a range of accessible formats that can be understood by people with disability with different communication needs.

In partnering with people with disability and the sector, the Tasmanian Government can lead a coordinated approach to building the capacity of people with disability, close supporters, the sector and others on these housing options. This will help to ensure people are able to access the housing and supports they are entitled to. The Tasmanian Government needs to build capacity across the interface of disability, health, housing and other related systems, and ensure people with lived experience are central in the conversation.

The Tasmanian Government can build on existing work including the Housing Hub's [Housing Options](#) online learning package and [Guide to Housing and the NDIS in Tasmania](#), which both explore the range of housing options for people with disability.

“People (with disability) do they know the SDA exists? They don't really know the pathway there or it's just they don't even know it exists.”

Allie* – Tasmanian NDIS participant

³ Douglas J, Winkler D, Oliver S, Liddicoat S and D'Cruz K (2022) 'Moving into new housing designed for people with disability: preliminary evaluation of outcomes'. *Disability and Rehabilitation*, link [here](#).

⁴ Norin L, Slaug B, Haak M, Jorgensen S, Lexell J and Iwarsson S (2017) 'Housing accessibility and its associations with participation among older adults living with long-standing spinal cord injury'. *The Journal of Spinal Cord Medicine*, 40(2), 230–240.

⁵ Lau GWC, Yu ML, Brown T and Locke C (2018) 'Clients' perspectives of the effectiveness of home modification recommendations by occupational therapists'. *Occupational Therapy in Health Care*, 32(3), 230–250.

⁶ Summer Foundation (2021) 'Consultation on Support for Decision Making', link [here](#).

⁷ Summer Foundation (2021) 'Consultation on Home and Living', link [here](#).

Recommendation 1: The Tasmanian Government must develop resources and facilitate opportunities for people with disability to build their capacity to explore housing options that will meet their needs. This must include NDIS and mainstream housing options.

How the Summer Foundation and the Tasmanian Government can collaborate

The Summer Foundation can provide expertise in meaningful co-design of policy solutions with people with disability. Co-design is used widely across the disability sector, but often lacks authenticity and control by people with disability. The Summer Foundation can support the Tasmanian Government in navigating this process and designing workshops or other engagements to ensure the process feeds into the design of the strategy, creates trust and builds capacity of all parties. [This Summer Foundation research project](#) about living independently provides an example of what a fully co-designed project can look like.

“I would like to see the Tasmanian Government discuss directly with people about co-design and that (housing) can look different for different people.”

- Allie*, Tasmanian NDIS participant

The Summer Foundation can provide [research](#) and resources on which the Tasmanian Housing Strategy can build to provide a comprehensive across-system guide to housing options for people with disability in Tasmania. As mentioned, the Housing Hub’s [Guide to Housing and the NDIS in Tasmania](#) can be used by people with disability to make informed decisions about housing needs and preferences.

Any resource for Tasmanians with disability must also include videos by people with disability who speak about their own housing journeys. Videos are a more accessible format for many, and videos from peers are impactful for people with disability beginning to explore individualised housing. The [Summer Foundation produces many of these videos](#) and can support the Tasmanian Government to produce their own videos led by Tasmanians with disability.

The Housing Hub team can deliver a statewide roadshow or series of workshops to build the capacity of people with disability to consider a range of housing options. These will support people to understand their options and document their housing needs and preferences.

Opportunity: The Summer Foundation invites the Tasmanian Government to leverage the expertise and resources we have to support people with disability to explore housing options that best support their needs. This can be done through:

- Co-design workshops to hear directly from, or test ideas with, people with disability on how to build capacity around housing options
- Tailor resources such as the [Guide to Housing and the NDIS in Tasmania](#) booklet, videos and workshops to build capacity of Tasmanians with disability
- Access the Summer Foundation's research and resources on housing accessibility, outcomes and co-design to contribute to shaping the Housing Strategy

Accessibility of Tasmania's housing stock

Discussion Paper focus area 2 Housing Supply: Supply is matched to the needs of Tasmanians and focus area 3 Sustainable Housing: Homes better meet the needs of generations into the future

In the Tasmanian Housing Strategy Discussion Paper, sustainable housing refers to longevity of newly constructed dwellings and the ability to adapt to changing household needs, including accessibility for people living with disability and/or ageing in place. To ensure this is achieved, the Tasmanian Government must improve the accessibility of the state's housing stock.

"There's so many people's houses I can't go and visit, like even my family. I can't go and visit my mum and dad. I can't go and visit my brother unless I want to meet him in the drive."

Allie* - Tasmanian NDIS participant

Last year, through the [Building Better Homes](#) campaign, a majority of Building Ministers, including Tasmania's Minister, The Hon Elise Archer MP, agreed to the inclusion of mandatory minimum accessibility standards in the National Construction Code (NCC). Tasmania has committed to implementing the [silver standard](#) set by Livable Housing Australia's (LHA) Livable Housing Design Guidelines by 1 October 2024.⁸ This will make a difference to many people with disability and mobility challenges. However this timeframe should be brought forward to ensure people with disability can move into accessible housing when they need it.

Though a positive step, the mandatory minimum design standards will not meet the needs of many people with more complex needs. People who are dependent on accessibility at the gold or platinum level require wider internal spaces and a shower and bedroom on the ground floor, among other improvements.

The Summer Foundation commends the recent launch of Homes Tasmania and its commitment to build 10,000 new units of housing by 2032.⁹ This presents an opportunity to build a portion of social and community housing at [LHA's gold and platinum level](#) to meet the needs of Tasmanians with more complex needs or those who cannot access SDA or the NDIS. This will also allow the Tasmanian Government to work towards the goals of Australia's Disability Strategy, in particular that people with disability live in inclusive, accessible and well-designed homes and communities.¹⁰

The Productivity Commission's report into the National Housing and Homelessness Agreement recommended that the Federal, State and Territory Governments should commission a targeted Action Plan under Australia's Disability Strategy to improve the availability of affordable and accessible housing for people with disability.¹¹ Should the Tasmanian Housing Strategy pursue a higher standard of design, Tasmania will be a national leader in improving the accessibility of its housing stock.

⁸ Elise Archer, Minister for Workplace Safety and Consumer Affairs (2022) 'Building Ministers Meeting', August 26, link [here](#).

⁹ Guy Barnett Minister for State Development Construction and Housing (2022) 'History making milestone to create Homes Tasmania', August 16, link [here](#).

¹⁰ Department of Social Services (2021) 'Australia's Disability Strategy 2021-31,' link [here](#).

¹¹ Productivity Commission (2022) 'In need of repair: The National Housing and Homelessness Agreement', Study Report, link [here](#).

The Summer Foundation audited 20 of the most popular house designs from Australia's most active volume home builders and found that many features of silver, gold and platinum levels are already incorporated into many new dwellings.¹² An assessment of the cost implications of meeting LHA's guidelines indicates that if consideration is taken at the design stage, the majority of the standards are deemed to require little or no additional cost. Only 1 (dwelling access) could possibly involve an extra cost. This demonstrates that cost is not a significant barrier to wider implementation of gold and platinum design standards in new homes.

Participants interviewed for this submission identified that the location of disability housing is also very important to Tasmanians with disability. An inappropriate location means people do not have access to accessible transport, services and connection to the community. This should also be considered when planning Homes Tasmania's new build project.

"(In Tasmania) we're such a dispersed population, it's sort of a big deal to travel to Burnie even though it's literally only 40 minutes away. People with disability need to be close to their supports, like family and stuff like that. Disability housing would have to be fairly built, widespread so it was available to people in the local areas that need it. So location is really key."

David* - Tasmanian NDIS participant

Recommendation 2: The Tasmanian Government must work to ensure housing stock better meets the needs of people with disability. The Tasmanian Government must bring forward mandatory accessibility standards at Livable Housing Australia's silver level, prioritising homes for people with disability, set aside social and community housing to be built at gold or platinum level, while also ensuring good access to transport, supports and existing networks.

How the Summer Foundation and the Tasmanian Government can collaborate

The Summer Foundation developed the [Tenant Outcomes Framework](#) to gather evidence of quality outcomes of people with disability living in housing that meets their needs. The Summer Foundation can support the Tasmanian Government to utilise this framework and evidence the quality of life aspects achieved as a result of accessible housing. The framework captures the following outcomes:

- Subjective lived experience
- Quality of life
- Wellbeing
- Community participation
- Social connection
- Environmental impact
- Autonomy
- Quality and cost of support and housing and healthcare costs.¹³

¹² Winkler, D., Martel, A., Chen, Y., & Greaves, T. (2021) Audit of accessible features in new build house plans. Melbourne, Australia: Summer Foundation, link [here](#).

¹³ Summer Foundation and LaTrobe University (2021) 'Moving into new housing designed for people with disability: Evaluation of tenant outcomes', link [here](#).

The Summer Foundation has a skilled research team that has produced a diverse range of peer-reviewed research on housing and support for people with disability,¹⁴ as well as the analysis of opportunities and costs of accessible design. This research and our clinical and policy expertise can support the Tasmanian Government to ensure evidence-based decision-making when developing solutions to this complex cross governance issue.

Opportunity: The Summer Foundation invites the Tasmanian Government to leverage the expertise and resources we have to support people with disability to explore housing options that best support their needs. This can be done through:

- Co-designing workshops to hear directly from, or test ideas with, people with disability on their design features that meet their needs and preferences
- Using the Tenant Outcomes Framework to gather quality of life outcomes achieved as a result of accessible housing in Tasmania
- Accessing the Summer Foundation's research and resources on housing and support for people with disability and accessible design

Cost shifting to State Government

Discussion Paper focus area 1 Affordable housing: More housing choices for low-income or vulnerable Tasmanians

Specialist disability accommodation

Tasmanian context

- In Tasmania it is anticipated that 726 participants will be SDA eligible, however currently only 458 have SDA in their plans.¹⁵ This means only 3.8% of NDIS participants in Tasmania are receiving SDA payments, falling short of the estimated need of 6% of participants. As of 30 June 2022 only 79 participants in Tasmania are spending their SDA funding,¹⁶ noting in kind arrangements.
- In Tasmania there are 251 enrolled SDA dwellings, including 203 in-kind dwellings. There are an additional 22 dwellings in the development pipeline.¹⁵
- SDA dwellings types in Tasmania are predominantly villas/duplex/townhouses (19) and the most common category of SDA design is Improved Livability (18) and the least common is High Physical Support (4). In other States and Territories the largest increase was for dwellings in the High Physical Support category.

Though SDA is the responsibility of the NDIS, inefficient and inappropriate decision-making by the NDIA can cause cost shifting to the states. Where participants are not able to access the housing and support they need from the NDIS, this places additional burden on State Government systems. This burden is felt not only in the State Government's responsibilities for disability, but also in health and hospitals, public and community housing and other systems such as aged care.

¹⁴ Summer Foundation, Research library, link [here](#).

¹⁵ National Disability Insurance Agency (2022), NDIS specialist disability accommodation 2021-22 quarter 4 report, 4 October, link [here](#).

¹⁶ National Disability Insurance Agency, (2022) 'PB average support line items payment', June, link [here](#).

The issue of people with disability accessing appropriate accommodation is not one of supply - there are approximately 650 non-SDA vacancies and 3,000 SDA vacancies nationally, including 800 new SDA builds. The SDA market represents an enormous opportunity as it is widely considered the largest social impact investment opportunity in Australia. The SDA market could attract \$5-12 billion in private investment,¹⁷ but the NDIA is taking too long to approve requests for SDA funding. This has created a lack of confidence in the market with investors worried about their properties standing vacant.

The Tasmanian Government currently holds a volume of in kind SDA stock. To enable the SDA market to flourish, the Tasmanian Government is encouraged to enroll all SDA dwellings and consider how it can support additional investment in the SDA market at the right design category and in the right locations.

The Tasmanian Government has the opportunity to work with the NDIA to ensure all tenants have adequate funding for SDA and supports in their plans, in line with their housing needs and preferences. Most participants who currently live in Tasmanian Government owned SDA will not have the right level of funding and will need assistance to navigate the process.

Housing for people with disability

Many participants and people with disability who would not be eligible for SDA, will live in private, public or community housing. To live well in the community, participants will need to access NDIS funding for their support needs at home and in the community. Often securing the right funding can be a challenge for participants, which means they have to rely on state funded health and community services to meet their needs. This is another way in which the NDIS cost shifts to the states. To address this, the Tasmanian Government can work to ensure all Tasmanian participants are adequately funded through the NDIS and allow for integration of supports with mainstream services.

Hospital Discharge

We are pleased to see Federal, State and Territory Governments collaborating on the issue of hospital discharge through the Disability Reform Ministers Meeting and the Hospital Discharge Operational Plan.¹⁸ However more must be done to ensure people are discharged to appropriate, accessible long-term accommodation and not congregate housing that may begin as temporary but extend for months or years, as well as provide support to people with disability living in other inappropriate housing such as RAC. Access to an independent and skilled supporter, who has expertise in Home and Living is critical to ensure safe and timely discharge from hospital.

Recommendation 3: The Tasmanian Government must work to prevent the NDIS from cost shifting housing and support for people with disability to your State Government. This can be done by ensuring the NDIS provides funding for housing and support to participants in a timely and accurate way.

How the Summer Foundation and the Tasmanian Government can collaborate

The Summer Foundation provides regular market information to support the development of the SDA market and pipeline. This includes the work of the [Housing Hub](#), which lists a diverse range of NDIS and mainstream housing for people with disability across Australia.

¹⁷ Summer Foundation, August 2021, SDA Investors Think Tank Report, link [here](#).

¹⁸ Minister for the National Disability Insurance Scheme (2022) Media releases, 'Faster hospital discharge for NDIS participants', 14 September, link [here](#).

The Housing Hub also releases a number of important market and demand data reports including the [Housing Seeker Snapshot](#), [SDA Supply in Australia](#) and [Housing Listings Snapshot](#). These documents can support the Tasmanian Government to take an evidence-based approach to planning new housing builds in the state.

The Summer Foundation's [SDA Investor Think Tank Report](#) identified a lack of demand activation and demand data as a significant barrier to a thriving SDA market. It identified the need for a forecast of total expected demand for SDA, including housing types and design categories. This will ensure housing is fit for purpose, sustainable in the long-term and provides for choice and control for participants over their housing and support. Demand activation is made possible by ensuring participants have the right funding for housing and support to meet their needs and preferences. This in turn is essential for informing the market about the housing that is needed in the long-term, enabling the right housing to be built in the right location, at the right SDA level and with the right features to meet the needs of participants.

The Summer Foundation's [Hospital to Home](#) program can assist the Tasmanian Government to provide the right support to people with disability discharging from hospital, so they can set up housing and support that aligns with their needs and preferences. The Hospital to Home team has supported more than 300 participants and more than 60 hospitals in every state in Australia, working across metropolitan and regional areas. Additionally, the Hospital to Home program has delivered tailored services to the Victorian and South Australian Governments to support people with disability discharge safely from hospitals and to build the capacity of state health systems.

The Tasmanian Government is invited to join almost 5,000 individuals and 120 organisations on the [Down to 10 Days](#) Alliance, seeking timely and accurate decisions on funding for housing and support for NDIS participants.

Opportunity: The Summer Foundation invites the Tasmanian Government to leverage the expertise and resources we have to support people with disability to explore housing options that best support their needs. This can be done through:

- Engaging the Summer Foundation's Hospital to Home team to directly support people with disability in hospital to find the right housing and support
- Accessing the Summer Foundation's research and resources in shaping the Housing Strategy, including the Housing Hub's market and demand data reports that can be tailored to analyse Tasmanian data
- Joining the Down to 10 Days campaign to advocate for faster and more accurate NDIA decision-making

SDA legacy stock

Discussion Paper focus area 2 Housing Supply: Supply is matched to the needs of Tasmanians and focus area 3 Sustainable Housing: Homes better meet the needs of generations into the future

A significant portion of housing for people with disability in Tasmania is legacy stock. SDA legacy stock refers to housing that was built before 2016 and houses 5 or more residents.¹⁹ Group homes are classified as any home with 4 or 5 long-term residents.

In Tasmania there are 3 legacy stock dwellings enrolled.²⁰ After Victoria, Tasmania has the second largest proportion of enrolled legacy stock within total enrolled SDA dwellings (6%).

Legacy stock housing is outdated institutional housing and does not allow for individuals to have choice and control over their lives. Over time this housing will 'expire' or no longer be supported through NDIS funding. For these reasons Tasmania will have to review its existing SDA for people with disability, update or rebuild the housing and support existing tenants to transition out of this housing to more individualised models. This provides an opportunity to work with the tenants to co-design new housing that works for them.

"If people with disability can have input into design (of their housing) and what they need, that would be massive. It's so good to be able to have a bit of choice especially if you have a disability."

David* - Tasmanian NDIS participant

Many of the tenants living in legacy stock have been living in institutional housing much of their lives, and will need support to explore their housing options and transition to new individualised housing and support models. People with disability living in legacy stock are at risk of being forced to move into inappropriate housing such as RAC. The NDIA has a role to play in ensuring these tenants are successfully transitioned on to the NDIS, with appropriate funding for housing and support. A systematic and coordinated approach, focusing on tenant outcomes and providing participants with housing and supports that aligns with their needs, preferences and preferred location is critical to ensuring they are able to live well in the community.

Recommendation 4: The Tasmanian Government must conduct a review into legacy stock in the state and through a meaningful co-design process, engage with tenants living in this housing to determine their housing needs and preferences for the future. The Tasmanian Government must then work with the NDIA to ensure people successfully secure appropriate NDIS funding and transition to more appropriate long-term housing that meets their needs.

How the Summer Foundation and the Tasmanian Government can collaborate

To support housing transition, the Summer Foundation has co-designed a series of [capacity building resources](#), in partnership with participants. One such resource is a co-design project

¹⁹ National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020

²⁰ National Disability Insurance Agency (2022), NDIS specialist disability accommodation 2021-22 quarter 4 report, 4 October, link [here](#).

that evaluates the process of purposeful co-design and how this ensures greater outcomes for people with disability, as defined by people with disability²¹. This is evidenced through:

- Sharing the stories of people with disability and illuminating how people with disability can successfully move into appropriate housing of their choice
- Creating an opportunity for people with disability to engage in meaningful occupational engagement that enables capacity building

These resources can take a number of forms, including [participant-led videos](#), and will be very important in building the capacity of tenants living in legacy stock to explore individualised housing options.

As mentioned, the Housing Hub's [Housing Options](#) online learning package explores the range of housing options for people with disability. It walks through the different housing and support options available and how to access them. It includes text and videos and is accessible to a wide range of people.

The Summer Foundation is working closely with the Federal Government on the Younger People in Residential Aged Care Strategy²² to ensure no people under the age of 65 live in aged care by 2025, except in exceptional circumstances. The Summer Foundation believes good engagement with younger people in RAC is a key part of achieving this goal, to ensure that younger people are supported to find out about housing options, understand their housing needs and preferences and are supported to transition into appropriate housing. There are 76 people under 65 living in RAC in Tasmania²³. The Summer Foundation can work with the Tasmanian Government to engage younger Tasmanians with disability living in RAC to ensure they are supported to explore their housing options and transition out of aged care if they wish.

The Summer Foundation has established a RAC Engagement Coordinator to engage directly with RAC providers that house younger people with disability. The aim is to build the capacity of RAC providers to support younger people to transition out of RAC. We invite the Tasmanian Government to refer RAC providers to the Summer Foundation to access support and information and to connect younger people in their care to access support.

Opportunity: The Summer Foundation invites the Tasmanian Government to leverage the expertise and resources we have to support people with disability to explore housing options that best support their needs. This can be done through:

- Co-designing workshops to hear directly from, or test ideas with, people with disability living in old or legacy stock
- Creating and using resources such as Housing Options and participant-led videos led by Tasmanians with a disability on their housing journey
- Engaging with younger Tasmanians with disability living in RAC to ensure they are supported to move out of aged care if they wish

²¹ Summer Foundation (2021) 'Storytellers with lived experience strengthening opportunities for people with disability to live independently', link [here](#).

²² Australian Government (2020) 'Younger People in Residential Aged Care Strategy 2020-2025', link [here](#).

²³ Australian Institute of Health and Welfare, 'Younger People in Residential Aged Care data', January-March 2022, link [here](#).

About the Summer Foundation

The Summer Foundation was established in 2006 and exists to permanently stop young people with disability from being forced into aged care, ensuring people with disability have access to the support required to be in control of where, how and with whom they live.

The Summer Foundation works to support people with disability who have high and complex disability support needs. It has a strong focus on supporting people with disability to access quality housing, which meets their needs and preferences, and enables them to live well in the community.

The Summer Foundation has established a number of social enterprises, including the Housing Hub and UpSkill. Capacity building of people with disability, their close others, support coordinators, allied health professionals and other key supporters is a central feature of the work of the Summer Foundation.

The Summer Foundation works to influence, challenge and build capacity of the systems, policies and markets that need to change; to permanently eliminate the need for young people with disability to live in aged care.

We focus on unique, high impact interventions that complement the efforts of government, relevant sectors, markets and other organisations. We use a range of tools including:



EVIDENCE BASE

Our research informs the development and evaluation of potential solutions, resources and tools.



EXPERT KNOWLEDGE FROM LIVED EXPERIENCE

We build on the expert knowledge from those with lived experience of the issue of young people in aged care to inform, co-design and evaluate our resources, tools and interventions.



KNOWLEDGE OF GOVERNMENT AGENDA AND DRIVERS

We leverage our knowledge of government drivers to establish best practice policy, to facilitate understanding and implementation of policy and inform government agenda.



CLINICAL EXPERIENCE

We use clinical experience that tells us what is happening on the ground to develop and share resources and tools designed to build the capacity of the system and market users.



DEMONSTRATION PROJECTS OR SOCIAL ENTERPRISES

We design, test, evaluate and improve potential solutions and market interventions to develop social enterprises.