



Disability Modification

Policy

1 Purpose

The purpose of this Policy is to outline YourPlace Housing's (YPH) commitment to ensuring people with disability enjoy the same rights and opportunities, appropriate living conditions and choices provided to other people in community housing by:

- Ensuring compliance with the SA Housing Authority's (SAHA's) Community Housing Disability Access and Inclusion Policy
- Establishing a consistent approach to the assessment, management, and delivery of disability modifications
- Ensuring disability modifications requests are attended to in a timely manner
- Ensuring risks to YPH are identified, understood, and managed
- Improving the overall efficiency and tenant experience.

2 Scope

This policy applies to all new and existing tenants who live in YPH properties, including Supported Disability Accommodation (SDA).

This policy does not cover:

- Maintenance and repairs requests
- Tenant or YPH funded alterations to properties (not specifically required to support people living with a disability), or
- YPH's Asset Maintenance.

3 Policy Statement

YPH is committed to fulfilling its responsibilities under the Residential Tenancies Act 1995 and SAHA's Community Housing Disability Access and Inclusion Policy effective the 14th of February 2022. The Policy mandates that Community Housing Providers (CHP) are responsible for implementing all disability modifications within scope of the policy, to meet the needs of people with disability.

The YPH Board and Chief Executive Officer are committed to the implementation of the Community Housing Disability Access and Inclusion Policy and delivering on their responsibilities as a CHP to:

- Prioritise access to housing for people with disability and minimise disadvantage
- Actively work to ensure there is no exclusion of people with disability based on their disability
- Ensure customers on the Disability Support Pension are registered as at least 'Category 2' on the Single Housing Register
- Develop an organisation specific disability procedure to support the objectives of the Act, State plan and the policy, including details of how providers will implement disability modifications
- Improve staff knowledge of local disability services and referral pathways to facilitate tenant connection to these services
- Appropriately refer customers to, and where possible advocate for customers with the NDIS and other mainstream support, based on the customer's individual circumstances
- Undertake requested reasonable modifications to enable community housing customers to remain living independently and within the community
- Work with Aboriginal Health Services in regional locations to understand and support the needs of Aboriginal people with disability so that they can remain in their community
- Increase the availability of Specialist Disability Accommodation
- Effectively manage Disability Housing Program properties, and
- Make every effort to incorporate universal design principles and Liveable Housing Australia design principles into all new-builds, upgrades, and redevelopments. This will be achieved by applying universal design criteria to at least 75% of all new social housing construction.

4 Definition of disability

The Disability Discrimination Act 1992 (Cth) defines disability as:

- Total or partial loss of the person's bodily or mental functions
- Total or partial loss of a part of the body
- The presence in the body of organisms causing disease or illness
- The malfunction, malformation, or disfigurement of a part of the person's body
- A disorder or malfunction that results in the person learning differently from a person without the disorder or malfunction
- A disorder, illness or disease that affects a person's thought processes, perception of reality, emotions, or judgment, or that results in disturbed behaviour.

NDIS definition of disability

Total or partial loss of the person's bodily or mental functions (The Disability Act 1992). Describes a person's impairment of body or function, a limitation in activities or a restriction in participation when interacting with their environment.

Disability Inclusion Act 2018 (SA)

Defines disability in relation to a person as including long-term physical, psycho-social, intellectual, cognitive, neurological, or sensory impairment, or a combination of any of these impairments, which in interaction with various barriers may hinder the person's full and effective participation in society on an equal basis with others.

5 Roles and Responsibilities

The YPH Board is responsible for endorsement of the organisational budget.

The YPH Chief Executive is responsible for:










- Endorsement of the Disability Modifications policy and procedure, and
- Ensuring compliance with the Disability Modification policy and procedure.

6 Related Documents

External:

-  Disability Discrimination Act, 1992 (Cth)
-  Equal Opportunity Act (SA)
-  Residential Tenancies Act 1995 (SA)
-  Residential Tenancies Regulations 2010 (SA)
-  Community Housing Providers (National Law) (SA) Act 2013
-  National Disability Insurance Scheme (Supports for Participants) Rules 2013, Rule 19 Housing and Community Infrastructure
-  National Disability Insurance Scheme (Specialist Disability Accommodation) Rules 2020
-  National Regulatory System for Community Housing (NRSCH) Regulatory Framework 2017
-  National Disability Practice Standards and Quality Indicators

Internal:

-  Tenant Handbook
-  Registration-Allocation Procedure
-  Eligibility Policy and Procedure
-  Appeals Policy and Procedure
-  Maintenance Policy
-  Major Disability Modification Application Form
-  Minor Disability Modification Application Form
-  Procurement Policy
-  Delegations and Financial Authorisations Policy

Document Information

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Periodic Review	This policy will be reviewed every two years or more frequently as required to check it is operating effectively and whether any changes are required.
Next Review Date	1/10/2024

