



ACCESS 2 PLACE HOUSING

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Community Housing Provider

- ▶ Established in 2014 as a not-for-profit disability housing provider.
- ▶ 308 homes.
- ▶ 500 tenants.
- ▶ Spread across the State, including over 50 homes in regional locations.
- ▶ Regular vacancies available.
- ▶ Affordable rent charged to tenants.
- ▶ Small team of 15 employees.

Specialist Disability Accommodation (SDA)

- ▶ Housing designed for participants with extreme functional impairment or very high support needs.
- ▶ SDA funding is paid directly to registered SDA providers to cover the building and maintenance costs.
- ▶ The NDIS estimates that 6% of all NDIS participants will be eligible for SDA.
- ▶ 5 Design Categories:
 - ❖ Basic
 - ❖ Improved Livability
 - ❖ Fully accessible
 - ❖ Robust
 - ❖ High Physical Support

SDA and SIL (Supported Independent Living)

- ▶ SDA primarily concerns the housing aspect, specifically designed and equipped accommodation for individuals with significant disabilities.
- ▶ SIL focuses on the support services provided to help people with disabilities live as independently as possible. SIL funding covers personal care, daily living assistance, and other support services tailored to an individual's needs.
- ▶ SDA deals with the physical infrastructure.
- ▶ SIL addresses the essential support to enhance the quality of life and independence for people with disabilities residing in SDA properties.

Property Maintenance and Repairs

- ▶ Urgent Repairs:
 - ❖ If the matter is urgent and immediately affects tenant health, safety or security you should call the relevant emergency service (eg.SA Water) and when safe to do so, call our office on 8274 6300. This is our regular office number, and it is monitored out of hours (24/7) for emergencies.
- ▶ Non-Urgent Repairs/Maintenance:
 - ❖ <https://access2place.com.au/report-a-repair-to-your-home/>
 - ❖ maintenance@access2place.com.au
- ▶ Application process to undertake modifications and alterations.

Lease Renewal

- ▶ The lease renewal process safeguards and maintains stability for both the tenant and the community housing provider.
- ▶ A current lease agreement ensures tenants' security and occupancy rights.
- ▶ Lease renewals are a collaborative process and are done in conjunction with the tenant and their decision makers.
- ▶ At the time of a lease renewal, we assess and evaluate the existing lease including rent and other agreement terms.
- ▶ Once we come to an agreement with the tenant, a new lease is prepared for signing, reflecting mutually agreed-upon terms.