

# Living with Enliven

# YOUR HOME, YOUR WAY

SDA Housing for  
people with disability



HOUSING  
**enliven**



# Hello There..

We provide independent living options for people with disability who have Specialist Disability Accommodation (SDA) funding in their NDIS plans, in the categories of:

- Improved Liveability
- Fully Accessible
- High Physical Support

Our SDA model is based on a Community Cooperative where members share a level of onsite oncall support.

Our Community Cooperatives empower you to live independently with tailored support so you can live the life you choose.

## Live your way with the freedom of

- smart technology-enabled apartments
- 24 hour shared support at your fingertips
- a community cooperative
- easy access to shops, services, restaurants, transport and the things that are important to you



# The Enliven difference

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- **Shared support NOT shared housing**
  - **Access to the 24/7 shared onsite Support Hub**
  - **1 and 2 bedroom brand new apartments in fabulous locations**
  - **Community Cooperatives, established and supported by us**
  - **Opportunities to connect and contribute to your community**
  - **Clear delineation between your tenancy agreement and the support agreement**
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## Our mission

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**As an SDA Housing Provider, our mission is to provide person-centred, high quality housing and tenancy management services for people with disability.**

**We maximise opportunities for people with disability to live independently in, and be part of the community.**

# What does Enliven Housing do?

**We build and lease apartments adapted for people who require Specialist Disability Accommodation.**

**Peppered throughout medium to large size developments, our apartments are in desirable locations near transport, medical facilities and shopping centres.**

**We dedicate 10 apartments in each building for SDA accommodation and one additional apartment for use as an onsite Support Hub.**

**Our apartments are built to the highest SDA standard.**

**Each apartment can be tailored to your needs, with smart technology and home automation to enable you to live independently.**

## **Affordable, independent living**

Live independently with Enliven, where support is available when you need it. There is always someone oncall at the Hub to help.

By having ten apartments reasonably close together, tenants of our apartments can share the cost of paying for overnight support.

Enliven Housing is responsible for the complex, property repairs and maintenance, rent and tenancy management, and supporting the activities of the cooperative and its ongoing development.

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## **Who is eligible to live in Enliven Housing?**

To be an Enliven Housing tenant, you must have SDA Funding in your NDIS Plan or be eligible for SDA funding.

Enliven tenants typically require immediately available person-to-person supports but can and generally choose – to live independently or agreed periods of time.

If you are not sure if you are eligible for SDA funding please give us a call on 1300 210 220.

# Accommodation choices

## High Physical Support and Fully Accessible

Our High Physical Support apartments are for people who require high levels of personal support because of significant physical impairment. Having access to some shared support combined with planned supports means that for people with very high support needs, it is genuinely feasible to live independently.

Our Cooperative makes it affordable to access what would normally be considered complex and/or costly supports.

High Physical Support housing needs a very high level of specialised design and physical access. Our Apartments have structural provision for ceiling hoists, are assistive and communication technology ready, and have emergency power solutions and wider than usual door openings.

## Fully Accessible

Our Fully Accessible units are designed to incorporate a high level of physical access provision for people with significant physical impairment and have good wheelchair accessibility in the bathroom, kitchen and external areas.

This means you can come and go from your home as you like and function fairly independently within your home, with the assistance of technology and onsite staff as needed.

## Improved Liveability

Our Improved Liveability apartments are intended for people with a sensory, intellectual or cognitive impairment. Improved Access buildings require a 'reasonable' level of physical access. All our units are constructed to be fully accessible for wheelchair users or people with other mobility issues.

In our Improved Liveability model, the cost of ongoing daily support is shared between several tenants, living alone or sharing a two-bedroom unit.

**Eligibility for Improved Liveability SDA is not dependent on physical disability. Many participants with Improved Liveability SDA approval have no physical impairment.**

Enliven tenants in this model typically require regular person-to-person support and can live safely by themselves alone for periods of time with appropriate monitoring mechanisms and response protocols in place.

Participants may be eligible for Improved Liveability Funding if they:

- Have previously lived in a group home and this has impacted their capacity to transition to alternative living or
- Need a very high level of person-to-person support, constantly or for a significant part of the day, and:
  - Their informal supports may not be sustainable or
  - The participant may be of risk to themselves or others.



# Enliven Housing's Community Cooperative



When you move in to an Enliven Housing apartment, you (or your guardian) become a member of the Community Cooperative (cooperative).

Through our Cooperative, Enliven Housing brings housing and support together with assistive technology in a way that makes it affordable and accessible. By cooperatively sharing some support, we make privacy, autonomy and independence more achievable for everyone.

The Cooperative provides real and significant opportunities for tenants to lead, shape and influence the community you live in. The Cooperative is how tenants collectively manage the selection of, and their ongoing relationship with, the onsite support provider.

## The Support Hub (Hub)

The Support Hub is the name we give to the separate apartment located within the building which houses staff who provide the onsite oncall support. Hub staff cover your overnight, onsite, emergency and unplanned support.

The Hub is accessible via smart technology in your apartment or you can visit the Hub in person.

To make it viable for a support provider to staff the Hub 24/7, tenants need to commit to sharing the cost through your NDIS plan.

You can use the Hub support for all or some of your support, but you must use them for your overnight support.

Any other support arrangements are your choice and in your control.

Enliven enters into a Deed of License with the onsite support provider for their use of the Hub apartment.



## How the Community Cooperative works

We can only have one onsite oncall support provider working out of the Hub.

The Cooperative collectively chooses that support provider.

As part of your tenancy with Enliven Housing, members of the cooperative enter into an agreement that outlines how that decision is made.

The Community Cooperative does not work if people opt out of this support arrangement, therefore ongoing tenancy is based on continuous membership of the Cooperative.

You will have your own individual service agreement directly with the onsite support provider.



# Assistive Technology



Enliven Housing's innovative use of Assistive Technology (AT) means that staff are on call 24/7, but not in your apartment 24/7. This technology is how we guarantee that the shared onsite oncall support is available to you when you want and need it.

The technology in your apartment is customised to suit your needs and capacity. AT ranges from simple to complex solutions depending on your situation.

The answers to the questions or concern you may have about your skills or ability to live independently can most likely be addressed by the AT Assessment. You will need NDIS funding to engage an AT assessor to determine the right AT solution for you.

The NDIA funds AT to enable you to perform tasks that you would normally have difficulty with or be unable to accomplish on your own. For example, opening doors, turning on lights, opening blinds or turning on the fan.

AT solutions include equipment and systems that make it easier for you to do things, keep you safe, monitor your environment, connect you with carers and family, and increase your opportunities for independent living.

AT is not intended to replace face to face support or your scheduled planned support. Our goal is not to replace the emotional or physical support of a staff member but to assist our tenants to grow their independence and autonomy in their own home.

# What Community Cooperative living could look like\*

I lived in a group home for several years, ever since I left home at twenty, I'm now 45. Sharing a house frustrates me, it's noisy, I don't get much sleep because my housemate calls out during the night which makes me cranky if I don't get enough sleep.

One of my other housemates comes into my room, touches my things and I get angry and yell at them. When I have friends over, the support provider wants to know who they are and why they are visiting. Everyone wants to talk to my friends – I have no privacy; they even have to sign a visitor's book. I have told my mum that I am not happy, and I want to move. Mum is really supportive, and we talked about me moving out. I know that I need help reminding about when to get up in the morning; with breakfast and what to pack for my day if I'm going to work or day program. I need help with household jobs, shopping, cooking meals, working out how to spend my money and staying safe.

I don't need someone with me all the time, but I need to be able to ask for help from someone when I don't know what to do because, when I don't know what to do, I get anxious and things don't go well. I make lot of phone calls looking for someone to talk to, to help me calm down– my family gets frustrated– especially when I call the police.

I know that I want to live in a place of my own. One that is modern, new and right next to the shops and the things I like to do. Having my own place means that I can have my friends over, I won't have to ask permission, we can watch the football, order pizza or just hang out.

Living on my own will mean; in the morning someone can help me to get going and ready for my day and make sure I take my medication properly. I don't like having showers, so I would need help reminding me to have one each day

and to brush my teeth. When I get home, I need someone there to make sure I'm home at the right time, and to help me to help me cook my dinner and clean up afterwards. I also need someone to come and see me before its time for me to go to bed; to make sure I'm ready for bed, my things are tidy, my lunch is made, help me take my medication and make sure I'm organised for the next day. I also need someone who could organise my doctors' appointments and help me learn new things.

Mum heard about SDA housing, we had a talk with my support coordinator and we have found a beautiful apartment that I want to live in with Enliven Housing.

**Support staff are there all the time. I can call if I need them or visit them in the Hub if I want to catch up.**

The apartment has lots of technology that can help me live independently.

Mum will want to make sure I am safe and there could be a sensor on the door that tells the staff that I have opened the door. Sometimes I forget what time it is, and I get up for work too early, I worry about missing the bus. So, staff can come down and tell me what the time is so I can go back to bed. I have seen technology that can change the rooms light colour depending on your mood –it could help me when I become upset or down.

I am so excited about having new home – one that will be all mine. I am now off to explore Independent Living with the NDIA and Enliven Housing.

# High Physical Support\*

I was born with a gene that means as I get older my body will progressively get worse. I have a damaged nervous system and serious movement problems.

I went to uni and got my degree (two in fact). At around 21 years old, I started to use a powered wheelchair and I needed more and more assistance to cook, eat, clean, get dressed, shop – practically everything. I now have support staff to assist me to get in and out of bed, using my hoist, and to help me with my personal care.

I like a lot of me time. I like to think, listen to my music, rest and read on my own. I live with mum and dad now; the house is too small for my chair and all my equipment – I can't even get into the kitchen anymore. They are my carers more than my parents these days – I wanted that to change – we both need to live our best lives.

I need help with a lot of things, but I don't really want to keep relying on other people to do the little things like turning the lights on when the sun sets.

I also don't like living with my parents. I'm pretty strong willed, I know how I want to live my life and I plan to live it on my terms. Happy to have the parents come over and watch The Voice with me but I don't want them to be my carers – they are getting too old for that.

I'm looking forward to living in my own high-tech apartment with Enliven. Smart home technology means I can do a lot for myself. I will have staff on call 24/7 but not in my home all day every day. I can share my on call overnight support with others who live in the complex and if I want to, I can use the same organisation for my day to day support too. I also need access to accessible public transport.

In my new home, I will be able to listen to my music, open doors, blinds, turn on the lights and freely use my kitchen cupboards. I can go to see bands, read, enjoy my life, my way.

**The best thing is – if I stay out late, I can have help to get into bed, at whatever time I get home – no more 9.00pm curfews!**

I have a lot of equipment to help me maintain my independence, the Enliven apartment has plenty of storage for this equipment when I am not using it – it's not in my lounge room like it is at my parent's home.

I know my disability is going to get worse, but also think I will be able to stay in my new apartment for most of my life – no nursing home for me! The amount of support I need will increase but because I live in a shared support model, not a shared house, I can get the additional help as my needs change.

\*Case studies based on a what living in a High Physical Support SDA Apartment could look like.





**If you think  
an Enliven  
Housing SDA  
property  
is the right  
choice for  
you, here's  
what to do  
next...**

## Step 1

# Find out if you are eligible for Enliven Housing

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To be eligible to live in an Enliven Housing apartment in general you need to:

- Be willing to commit to being part of a Community Cooperative
- Be willing to share some support
- Be willing to use Assistive Technology

- Be willing to live in an apartment complex
- Be an NDIS participant
- Have adequate support funding to enable you to live alone safely
- Have approved SDA funding for High Physical Support/ Fully Accessible or Improved Liveability.

If you meet all of these requirements, go to **Step 4**

If you are not already approved, you need to be sure that you will be eligible for SDA funding once you do apply, by developing a Housing Plan for assessment by the NDIS.

## Step 2

# Find out if you are eligible for SDA

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If you do not have SDA funding you will need to contact the NDIA to assess your eligibility for SDA assistance.

The NDIA can tell you what funding they can provide for you to test your eligibility for SDA

Find a support coordinator to help you do this.

- Find a Support Coordinator to assist you to investigate your housing options and to develop your Housing Plan.

## Step 3

### Develop a housing plan

The purpose of the Housing Plan is to provide the NDIA with evidence to assess what, if any housing support you require. It's important that your housing plan is written by someone who is experienced in this task– there is a lot of expertise required to do this part well.

- Your Housing Plan will include assessments from allied health professionals and your Assistive Technology Assessor
- Your Plan will include reports that provide evidence to the NDIA on how your housing needs make you eligible for SDA based on the NDIA SDA criteria

If you want more information on developing your Housing Plan, come and talk to us.

The NDIA may decide you do not require SDA funding, therefore Enliven Housing will not be an option for you, and you will have to explore other housing options.

## Step 4

### Choose where you want to live

If you know you have SDA funding or know you are eligible for it;

- Have a look at our website at [www.enlivenhousing.com.au](http://www.enlivenhousing.com.au)
- Is there an Enliven apartment that interests you?

Contact us at [hello@enlivenhousing.com.au](mailto:hello@enlivenhousing.com.au) or by phoning us on 1300 210 220 We will send you an application form

## Step 5

### Time to apply for your home

Fill in the Enliven Application form – we will work with you closely from here. You can use the one form to apply for as many of our properties as you like. Enliven Housing will assess each application on its individual merits.

## Step 6

Once approved, work with Enliven Housing and your support team to plan your transition into your new home.

## Step 7

Welcome to independent living, meet your neighbours and the members of your Community Cooperative.

# Enliven Housing AAA Checklist



*Enliven Housing is the only SDA apartment provider to support Improved Liveability, Fully Assessable and High Physical Support*



*Enliven Community Cooperative support model is unique to the SDA space*



*High onsite community amenities such as rooftop gardens, courtyards with easy outdoor access*



*Vibrant social precincts*



*Fully accessible apartments with quality inclusions*



*Structural provisions for your needs*



*Light filled apartments*



*Provisioned for state of the art AT*



*Peppered located apartments*



We want to acknowledge that the following scenarios are not documented case studies but simply created to give you an opportunity to question what may be possible in this new and changing environment of NDIS and housing for people with disability.

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**YOUR HOME,  
YOUR WAY**



Enquiries 1300 210 220  
[enlivenhousing.com.au](http://enlivenhousing.com.au)