



Community Housing Core Operating Policy Disability Access and Inclusion

Policy Logistics	
Policy number:	
Version:	1.0
Date of version:	June 2015
Applies to:	Registered community housing providers
Implementation date:	
Issued by:	Renewal SA on behalf of the SAHT
Delegated authority:	Fairlie Delbridge, General Manager Strategy & Innovation
Policy custodian:	Joe Noone, Manager, Industry Partnerships
Due for review:	2017
Confidentiality:	Public
SA Strategic Plan:	An affordable place to live

1. Overview

1.1. Intent

This policy, and the related procedure, outlines the responsibilities of **community housing providers** to ensure people with disabilities enjoy the rights and opportunities provided to all people in the area of housing.

1.2. Context

This policy has been developed in the context of the *Housing Strategy for South Australia (2013-18)* to support the goal of providing opportunities for people living with disabilities to exercise greater choice in housing.

The policy settings of this document inform the *Community Housing Core Operating Procedure - Disability Modifications*.

1.3. Scope

This policy applies to properties subject to or bound by a **Community Housing Agreement** between a community housing provider and the South Australian Housing Trust (SAHT).

1.4. Risk

A community housing provider's failure to respond to disability access and inclusion objectives, particularly the provision of disability modifications for tenants with a disability, may limit a tenant's independent living conditions and risks non-conformance with the relevant legislation for persons with a disability.

2. Definitions

Community Housing Agreement

The agreement entered into between the South Australian Housing Trust (SAHT) and a community housing provider, pursuant to section 20 of the *Community Housing Providers (National Law) (South Australia) Act 2013*, and includes:

- The *Master Community Housing Agreement* including all attachments, annexures and schedules to it; and
- Any agreement, deed or instrument executed under or which is subject to or bound by the *Master Community Housing Agreement* (including but not limited to project agreements, deeds of statutory charge and pre-existing agreements).

Community housing provider

An entity that provides community housing and is registered under the *Community Housing Providers (National Law) (South Australia) Act 2013*.

Renewal SA

The trading name of the Urban Renewal Authority which has delegation to act on behalf of the South Australia Housing Trust (SAHT) in relation to the funding of community housing in South Australia. This includes, but is not limited to, the responsibility for ensuring community housing providers comply with the terms of their *Community Housing Agreement* with the SAHT to deliver quality community and affordable housing outcomes.

SACHA Funded Asset

A Project Property which is specified as a 'SACHA Funded Asset' in Schedule 1 of the *Community Housing Agreement* and which may have previously been referred to as 'debentured property'.

3. Policy detail

3.1. Disability access and inclusion

Community housing providers must ensure people with disabilities are supported to live in their own homes and communities where possible.

3.1.1. Disability modifications

Disability modifications which meet the essential needs of tenants should be made to properties where possible and financially feasible.

Renewal SA arranges for disability modifications to **SACHA Funded Assets** only (refer to: *Community Housing Core Operating Procedure – Disability Modifications*). All modifications arranged by Renewal SA must be verified by a health or disability professional and significant modifications must be accompanied by an occupational therapist report prior to modifications being made.

Community housing providers are responsible for maintenance services with respect to disability modifications arranged by Renewal SA.

4. Aboriginal Impact Statement Declaration

The needs and interests of Aboriginal people have been considered in the development of the policy. It is considered that the policy had no direct or indirect impact on Aboriginal people.

5. Resources

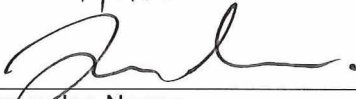
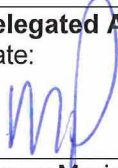
5.1. Directive documents

- *Community Housing Agreement*
- *Community Housing Providers (National Law) (South Australia) Act 2013*
- *Disability Discrimination Act 1992 (Cth)*
- *Equal Opportunity Act 1984 (SA)*
- *National Regulatory System Community Housing- Regulatory Framework*
- *Residential Tenancies Act 1995 (SA)*
- *Residential Tenancies Regulations 2010 (SA)*

5.2. Supporting documents and resources

- *Australian Standards AS 1428.1*
- *Community Housing Core Operating Procedure – Disability Modifications*

6. Policy approval

Content Author: Date:	Policy Custodian: Date: 21/1/16 	Delegated Authority: Date: 
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7. Version record

Version number	Version date	Change description	Principal change author
1.0	June 2015	Final draft of <i>Community Housing Core Operating Policy- Disability Access and Inclusion</i>	SuLing Leong