

	<b>DISABILITY ACCESS AND INCLUSION POLICY</b>	Policy Number	QA03
		Version	1
		Date	August 2018
		Review Date	August 2020

## 1 Purpose

This policy 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.

## 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.

This policy is a community housing core operating policy to the Master Agreement and aligns with the template recommended by Renewal SA. The Renewal SA template has considered the needs and interests of Aboriginal people and considers the policy has no direct or indirect impact on Aboriginal people.

## 3 Scope

This policy applies to properties subject to or bound by a Community Housing Agreement between Access 2 Place Housing (A2P) and the South Australian Housing Trust (SAHT).

## 4 Risk

A2P'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.

## 5 Policy Detail

### 5.1 Disability access and inclusion

A2P must ensure people with disabilities are supported to live in their own homes and communities where possible.

#### 5.1.1 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.

A2P is responsible for maintenance services with respect to disability modifications arranged by Renewal SA.

## 6 Procedure

The policy settings of this document inform the Community Housing Core Operating Procedure - Disability Modifications. This procedure relates to SACHA Funded Assets. A2P currently does not manage properties that are SACHA Funded and therefore this procedure is currently not relevant.

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## 7 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'.

## 8 Reference Documents and Links

### 8.1 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)*

### 8.2 Supporting Documents

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

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### 8.3 Related Documents and Resources

- Housing Development Policy
- Tenant Engagement Policy
- Responsive Maintenance Policy
- Allocations Policy
- Eligibility Policy

### 9 Flowchart

N/A

### 10 Policy Approval

<b>Content Author:</b>	<b>Delegated Authority:</b>	
Date: August 2018	Date: 6 <sup>th</sup> September 2018	
Name: Rebecca Chapman Position: Policy Consultant	Name: Jonathan Lardner Position: CEO	

### 11 Revision History

Date	Version	Author / Amended By	Comments / Review History
August 2018	1	Rebecca Chapman	Original Draft- using the Renewal SA Community Housing Core Operating template.