Disability housing models for the future
Disability housing models for the future

Model

1. Functional independent living model
   - Merv Wright House, North Parramatta
   - Housing complex comprising of fully functional units
   - 5 units
   - Total persons: 8
   - On-site carers: 9
   - Assistive technology: ● ● ●

2. Hybrid model of blended independent and group home living
   - Spurway St, Ermington
   - Cluster home with fully functional units
   - 3 units
   - Total persons: 5
   - On-site carers: 13

3. Hybrid model of blended independent and group home living
   - Smalls Rd, Ryde
   - Cluster home with fully functional units and adaptable group home
   - 9 units
   - Total persons: 15
   - On-site carers: 15

4. Lifecycle housing model
   - Rance Road, Werrington
   - Medium density housing complex comprising of townhouses
   - 27 units
   - Total persons: 63
   - On-site carers: 17

5. Traditional group home model
   - High Street, Parramatta
   - High density housing complex
   - 30 units
   - Total persons: 53
   - On-site carers: 19

- Wildman Street, Liverpool
  - Group home
  - 1 unit
  - Total persons: 3
  - On-site carers: 21

- Fletcher Street, Revesby
  - Group home
  - 1 unit
  - Total persons: 3
  - On-site carers: 22

Housing Type Legend

- Social housing
- Affordable housing
- Person-centred housing

Evolve Housing Rating Guide

- Cost
- Technology
- Adaptability
- Configuration mix
- Affordable housing
- Disability need
- Accessibility

- Low
- Medium
- High
- Very high
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<th>Location</th>
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<th>Housing type</th>
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How to read our ‘Evolve Housing Rating Guide’

- **Cost** - cost of build only.
- **Technology** - Assistive Technology and Environmental Control Systems.
- **Adaptability** - person-centered home that adapts to the changing needs of occupants.
- **Configuration mix** - inclusion of varied accommodation types ie. 1, 2 or 3 bedroom.
- **Affordable housing** - inclusion of housing offered at a reduced market rental rate.
- **Disability need** - housing ability to meet low to high disability needs.
- **Accessibility** - prime location close infrastructure such as shops, schools, medical facilities and public transport.
About Evolve Housing

Evolve Housing, through collaboration with our partners, has developed ‘supported living network models’ that are about creating more choice and control for people with disability in where they live and how they are supported. To achieve this, we believe that both the range and types of housing available to people with a low to high level disability in Australia must increase.

Investing in ordinary lives is what we do

Evolve Housing innovations in design has delivered ethical and sustainable housing for people with low to high level disability including the aged. Collaborating with both the support provider and potential tenants has raised the levels of usability, access, flexibility and independent living specifications of the designs.

Evolve Housing designs and builds properties to comply with the Livable Housing guidelines ensuring properties meet Platinum, Gold or Silver level compliance depending on the occupant need and client brief. Many of our ‘supported living housing models’ have been awarded by Livable Housing Platinum Performance Level Certification and our development at North Parramatta was a finalist in the 2014 NSW Disability Industry Innovation Awards for its innovative design and support system inclusions.

Evolve Housing has the capability and capacity to manage all the phases in the property development lifecycle. From inception, Evolve Housing goes above-and-beyond to ensure our partners are fully satisfied with project outcomes.

Over the years, our core development philosophy of employing a collaborative and visionary approach has grown, pushing the boundaries to deliver innovative and sustainable person-centred housing for now and for the future.
Be collaborative, visionary and push the boundaries to deliver innovative and sustainable person-centred housing for now and for the future

- Our philosophy for supportive housing developments

Services we offer include:

- Site selection and approval
- Contract negotiation
- Legal and title review
- Site investigation
- Development proposals for lazy land
- Site design
- Lease preparation
- Feasibility studies
- Cost tracking
- Project management before and during the construction phase
- Comprehensive real estate development
- Construction management
- Property management
- Advisement of local rules/regulations
- Financing procurement
Sustainable design models

- Adaptable design that is responsive to the changing needs of occupants whether physical ability or age driven
- Livable Housing Design Guidelines (Platinum Livable), Assistive Technology, Sustainable, ILU and community based
- Long-term viability using sustainable materials and design
- Innovative using new technology and materials

Look beyond the constraints of LGA planning controls

- LGA planning controls can restrict design configurations but are allowed under State Environment planning controls
- AHRSEPP, SEPP 65, BCA, fire separation, egress

Inclusive partnerships

- Open communication and shared responsibility
### Key Principles of Developing Housing Partnerships

- **Open communication and shared responsibility**
- **Person-centred**
  - Consultation with residents and families to develop true person-centred supportive housing
- **Community integration**
  - Innovative aesthetic designs that blend into the residential landscape
Supported living network models

Evolve Housing, through collaborative partnerships, is proud to deliver ‘supported living networks’. ‘Supported living networks’ are a positive living environment enabling a group of people with a disability and the aged to live near each other, in their own homes, and receive person-centred support. Evolve Housing has developed a variety of ‘supported living network’ models that are person-centred and can include an on-site volunteer in the form of an affordable housing tenant or a qualified carer. Through the ‘supported living network’ model, they may also have their own support service and the ability to support each other.

‘Supported living networks’ focus on people’s abilities:

- It helps people get to know each other and make friends.
- It helps people to be independent.
- There is always someone close by in an emergency.
- As it is a flexible and person-centred support service, the tenant doesn’t necessarily have to move if their needs change.

Providing support that maximises opportunities for independence

Evolve Housing, in collaboration with partners and support providers, has included a range of Assistive Technology (AT) in their developments. AT is the general description for a range of applications of (predominantly) electronic equipment that can be used to monitor or enable people. AT is used to help manage or eliminate a wide range of risks to both the tenant (for example falling) or the property (for example fire, smoke, flood alert). AT has been used in Evolve Housing’s developments to support vulnerable people, such as supporting people with a disability and the aged.

Benefits of Assistive Technology are:

- Promotes independence
- Perform some tasks better or more reliably than the human equivalent
- Helps deliver greater privacy or dignity in certain circumstances
Assistive Technology covers:

- **Telecare** – the remote managing of needs for social care and possibly intervention when required

- **Telemedicine/health** – the remote managing of mental or physical status and possibly remote action

- **Environmental control** – equipment to physically enable an individual

- **Smart homes** – homes that have computers to perform tasks such as opening doors and curtains, and remind people to lock doors and windows before going out

- **Communication aids** – a large range of computers, programmes and telephones that help people to communicate more easily
A housing complex that delivers:

- Fully functional units that operate independently
- Innovative aesthetic design to blend into the residential landscape and promote community integration
- Adaptability to accommodate individual needs and varying levels of disability
- High level Platinum Livable Housing Compliance
- Responsive design to meet the changing needs of the occupants

Evolve Housing Rating Guide

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Merv Wright House, North Parramatta
Our partners: support provider Northcott and potential residents

- Centrally located to enable residents in active employment
- Design is configured to actively facilitate community integration with the inclusion of affordable housing
- Informal on-site support services
- High level use of technology

The development consists of a single 3 bedroom unit, 2 bedroom unit and three 1 bedroom units. All units are independent of each other, and are fitted with their own kitchen, living area and bathroom. This complex allows those with a disability to live independently within the community but have access to on-site support services.
Unique features of the housing complex include an innovative design and support system:

- Adjustable toilets, kitchen benchtops and wall cupboards
- Common meeting areas used as a social meeting place
- Lift service for those physically restricted
- Northcott’s Computer Assistive Technology Service (CATS) to assist non-verbal people or those with other disabilities, access technology. Some examples being text, telephone or software that reads text in a generated voice for those visually restricted.
- Facilitated by Northcott informal on-site and on-call innovative supported accommodation for people with severe or profound disability. Person(s) studying or working in related fields in return for providing on-site services will receive subsidised rent.
### Evolve Housing Rating Guide

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60 Spurway St, Ermington
Functional independent living model

Our partners: support provider ADHC, Royal Rehabilitation and potential residents

- Centrally located to enable residents in active employment
- On-site carer will provide support services
- Communal areas to provide social meeting areas

“....We designed and built a quality residence that will offer people with a disability everyday independent living options, the opportunity to live as a valued member of their community, and build towards a socially inclusive community.”

- Andrea Galloway, CEO of Evolve Housing
Hybrid model of blended independent and group home living

Our partners: support partner SAIF, RASAID and residents

Cluster homes that deliver:

- A mix of units for independent living and traditional group home living with adaptable configuration
- Community integration facilitates the pooling of NDIS funding to deliver on-site person-centred support services
- Innovative aesthetic design to blend into the residential landscape
- Adaptability to accommodate individual needs and varying levels of disability from low to high need
- On-site support services
Consists of:

- Innovative 4 bedroom group home that can be converted in two 2 bedroom occupancies
- Six fully functional 1 bedroom units that operate independently
- A traditional 5 bedroom group home
Lifecycle housing model

Features and benefits:

• Community integration through mixed tenure of social housing, affordable housing and adaptable housing for aged or persons with low level disabilities

• The adaptable housing component is financed by affordable and social housing.

• This housing model allows for residents to move from social to affordable housing as they become economically independent

34-38 Rance Rd, Werrington

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low        medium  high  very high
Ground Floor Plan (Block 1)

- Three 3 bedroom units
- Social, affordable and adaptable (person-centered) housing
Lifecycle housing model

Ground Floor Plan
Six units
- Two 1 bedroom units (blue)
- Two 2 bedroom units (purple)
- Two 3 bedroom units (orange)

Evolve Housing Rating Guide

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low medium high very high
Traditional group home model

LIFETIME CARE

Features and benefits:

• Renovating existing homes to become a group home for persons with disability
• Building a new group home for persons with varying levels of disability
• Innovative aesthetic design to blend into the residential landscape
• Adaptability to accommodate individual needs and varying levels of disability from low to high need
• On-site support services

20 Fletcher St, Revesby

Features and benefits:

• Evolve Housing purchased the property, upgraded and modified to allow ease of access and livable standards for disabled people
• Single story 3 bedroom property with carers quarters

Evolve Housing Rating Guide

Cost
Technology
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low medium high very high
62 Wildman Ave, Liverpool

Features and benefits:

- The external facade aesthetically blends into the surrounding residential landscape to promote community and social integration.

- Evolve Housing purchased the site, designed, built and project managed the entire development on behalf of Lifetime Care Authority.

- Single story 3 bedroom property with carers quarters.
Henry Dodd House
9 - 13 Argyle Street
Parramatta NSW 2150
We are open 9am to 5pm weekdays

PO BOX W124 Parramatta Westfield
NSW 2150

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