

Housing principles for inclusive communities



Accessible housing for everyone

The objective of the *Queensland Housing Strategy 2017-2027* is for every Queenslander to have access to a safe, secure and affordable home that meets their needs and enables participation in the social and economic life of our prosperous state.

Four housing principles have been developed as a guide to help achieve more inclusive communities. The principles of rights, choice, control and inclusion aim to significantly improve the lives of people with disability and older people, who face greater barriers in accessing safe, accessible and affordable housing.

The principles bring a person-centred focus to housing design and service delivery, and provide practical guidance that can be adopted by housing providers, support providers, builders, designers and architects.

Housing should be easy to access, navigate, visit and live in, and be adaptable to meet people's changing needs over time. People should have choice over where they live and who they live with.

Application of these principles will help ensure that a person's house is their home.

Our Housing Strategy, coupled with Queensland's rollout of the National Disability Insurance Scheme (NDIS), is an opportunity to challenge traditional thinking about housing for people with disability and ensure housing solutions are inclusive, accessible, person-centred, and provide long-term market-led housing outcomes.

In the NDIS environment of choice and control, the type of housing built in the past is not necessarily what people will want or choose in the future. For instance, people with disability often prefer non-congregate forms of housing and call for alternatives to group homes.

In 2016, the Department of Housing and Public Works consulted with older people and people with disability and their families to better understand their housing preferences. People with disability and older people told us they:

- › want ordinary, affordable, accessible, secure and well-located housing in the same way as other Australians
- › aspire to own their home and want greater housing choices, including affordable rental options
- › support the adoption of universal housing design in new private sector developments
- › want alternatives to, and pathways out of, group homes or facilities
- › wish to 'age in place' within a multigenerational community
- › want to live independently for as long as possible.





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RIGHTS

People with disability and older people have the same rights to housing and assistance as the rest of the community and are encouraged and supported to exercise those rights.

Housing needs to:

- be designed for people across a range of ages and abilities
- allow people to age in place and live in their home through all stages of their lives as their needs change
- family and friends to visit regardless of age provide for or disability
- ensure people with disability have access to the same housing opportunities as others and are not obliged or coerced into a particular living arrangement.

Where a person requires support in their home, the provision and management of their housing should be separate from the provision and management of their paid supports. This will ensure greater housing security.



CONTROL

Housing needs to:

- ensure no one organisation has an undue level of influence over a person's life
- enable a person to choose their disability support provider and change their support arrangements without this affecting their housing and vice versa
- ensure residents can exercise tenancy rights over their home
- be a person's home first and foremost, and not look like, or be designed as, a workplace for paid service/support staff.



CHOICE

People with disability and older people have choice about where they live, who they live with, and who comes into their home and when, rather than this being determined by the provider.

Housing needs to:

- reflect individual circumstances, including cultural and geographical/location preferences
- maximise innovation and viability by attracting and leveraging various funding sources
- comprise a variety of housing tenures (social housing, private rental and owner-occupied)
- be promoted through a variety of channels so that people with disability and older people can make informed decisions about the housing solution that best meets their needs and preferences.

Appropriate housing provides pathways to independence and enables social and economic participation through alternatives to group homes and high density of people with disability.



INCLUSION

Housing needs to:

- be a person's home, not a facility, and reflect the overall typical design and site layout that is found in the community, ensuring dwellings are not different or special
- be part of the community and close to amenities and services
- encourage a mix of residents with and without disability within a housing development or apartment block, and discourage group home developments
- align with the goals and principles of Universal Design and include assistive technology where appropriate, while being flexible enough to be allocated or sold to people with or without disability.

The housing principles of rights, choice, control and inclusion have been developed jointly by Queensland Government agencies in collaboration with Griffith University, National Shelter, and the Queenslanders with Disability Network (QDN). Principles align with the intent of the United Nations Convention on the Rights of Persons with Disability, the National Disability Insurance Scheme, and the Queensland Housing Strategy 2017-2027. Principles apply to mainstream housing responses as well as specialist disability accommodation, and while developed with people with disability and older people in mind, can be applied to housing design and service delivery responses for all Queenslanders.