

Enable
NEW ZEALAND[®]

Housing Modifications for People with Challenging Behaviours e-Learning Series:

Session One – Part A

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Karakia Timatanga (*Opening Karakia*)

**Whakataka te hau ki te uru
Whakataka te hau ki te tonga
Kia mākinakina ki uta
Kia mātaratara ki tai
E hī ake ana te atākura
He tio, he huka, he hauhū
Tīhei mauri ora!**

*Cease the winds for the West
Cease the winds from the South
Let the breeze blow over the
ocean
Let the red-tipped dawn come
with a sharpened air
A touch of frost, a promise of a
glorious day*

Presenters



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What's the plan

Housing Modifications for People with Challenging Behaviours e-Learning series:

Session One

What do EMS Assessors Need to Know?

- 🏠 Part A: EMS Housing Manual
- 🏠 Part B: Other Documentation

Session Two

Practical Solutions

- 🏠 May 2025 (TBC)

Session Three

Writing a Request for EMS Advice

- 🏠 June 2025 (TBC)

Objectives: Session One (Part A)

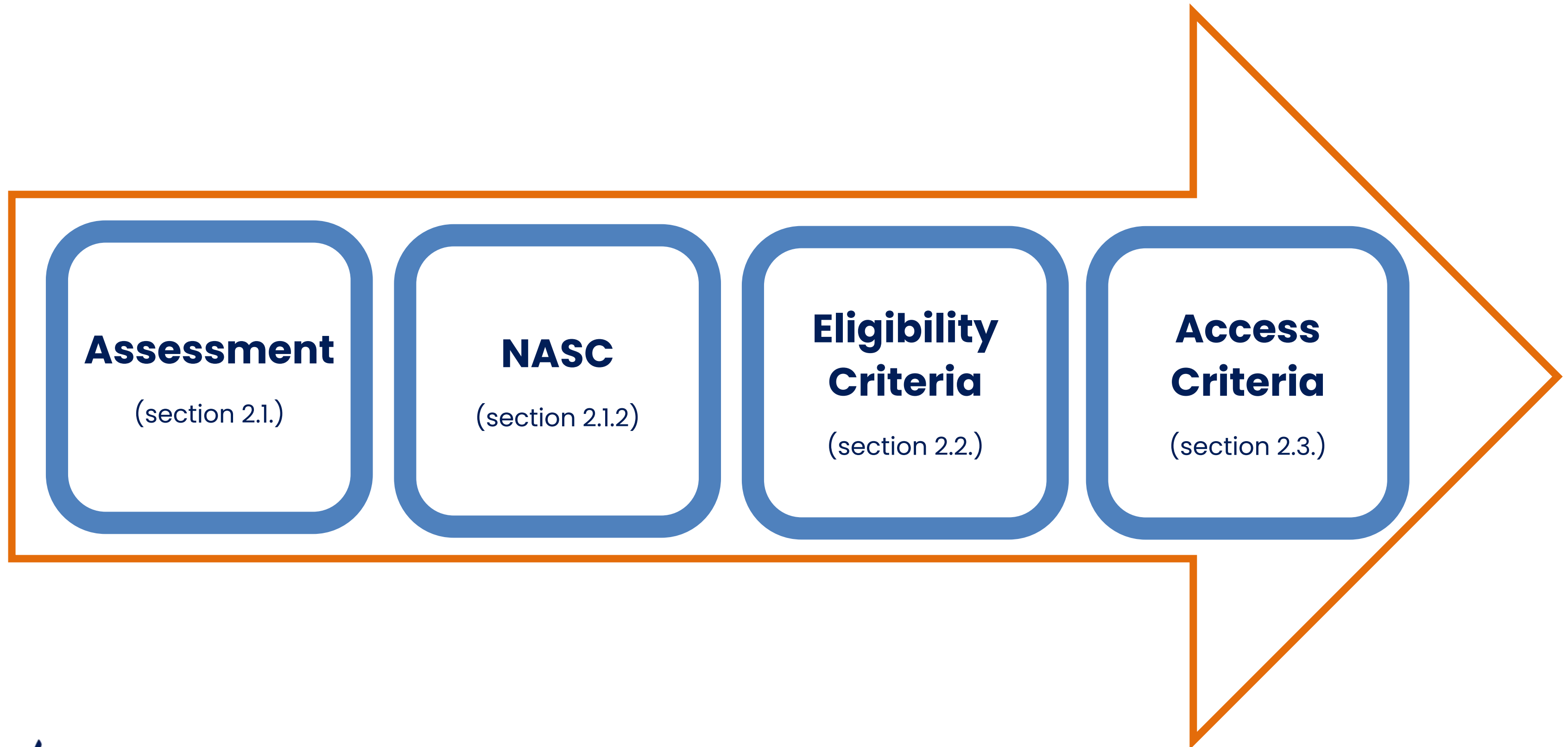
- 🏠 Increase EMS Assessors understanding of 'what is challenging behaviour?', as defined by The Ministry.
- 🏠 Increase EMS Assessors knowledge & understanding of the Ministry criteria and processes for housing modifications for people with challenging behaviours.
- 🏠 Increase awareness of all relevant documentation and where to find.

How are Challenging Behaviours Defined by The Ministry?

Behaviour can be described as challenging when it is of such an **intensity, frequency** or **duration** as to threaten the **quality of life** and/or the **physical safety** of the individual or others and is likely to lead to responses that are restrictive, aversive or result in exclusion

EMS Housing Modification Manual:

Section 2 – Assessment, Eligibility and Access Criteria



Assessment

- 🏠 Availability and viability of a range of options
- 🏠 Essential need
- 🏠 Long term sustainability (2-3 years)
- 🏠 Suitability and feasibility
- 🏠 Implications if not provided
- 🏠 Most appropriate and cost-effective
- 🏠 Minimise risk of injury or harm

Needs Assessment Service Coordination (NASC)

EMS and NASC Joint Report

This information is being collected to summarise the outcomes of the engagement between Needs Assessment Service Coordination (NASC) and Equipment, Modification Services (EMS) Assessor for an application meeting the Ministry of Health mandatory or flexible indicators*. In addition, confirming that the recommended equipment or modification solution is supported as part of the overall support plan for the person.

This information may be requested by the EMS Providers and/or EMS Review Panel. It must be fully completed or will be returned. Most sections should be completed jointly unless otherwise indicated.

Relevant supplementary information may be attached.

PART A – Application Information

This form is designed to be used electronically. Each section will expand as you type content. Please download and SAVE the form before you begin.

THE PERSON'S DETAILS		PARENT/GUARDIAN/LEGAL REPRESENTATIVE DETAILS	
NHI		Family name	
Family name		First name	
First name		Street address	
Street address		Town/city	
Town/city		Postcode	
Postcode		Telephone	
Telephone		Ethnicity	
Ethnicity		Date of birth	
Date of birth		Age	
		Person Gender	<input type="radio"/> Male <input checked="" type="radio"/> Female

PART B – Ministry of Health Eligibility

For NASC please use the same disability type as in Socrates.

ELIGIBILITY – Equipment and Modification Services to be completed by the NASC and EMS Assessor		
Health condition/Referral diagnosis		
Primary disability type:	Secondary disability type:	
Residence:	click for options	
The equipment and/or modification is essential for (tick more than one if appropriate):		
<input type="checkbox"/> Fulltime education/study	<input type="checkbox"/> Remaining in the home	<input type="checkbox"/> Communication
<input type="checkbox"/> Mobility in the home	<input type="checkbox"/> Main carer	<input type="checkbox"/> Employment/voluntary work

* Refer to Practice Guideline: Interface between NASC and EMS Assessors and Providers September 2015.

Final Sept 2015

Ministry of Health EMS and NASC Joint Report

Page 1 of 4



Single point of contact



Interagency approach



Consider modifications within the overall support package



Cost effective



EMS and NASC Joint Report

Eligibility Criteria

- 🏠 Disability as defined by the Ministry: 'Physical, Intellectual, sensory (vision &/or hearing) or age-related'
- 🏠 Remain after treatment/Rehabilitation
- 🏠 Continue for six months+
- 🏠 Impact on ability to do some everyday tasks

Access Criteria

- 🏠 Gain access into and move around within their home (2.3.1)
- 🏠 To remain in, or return to their home (2.3.2)
- 🏠 Main carer of a Dependent Person (2.3.3)

Requirements



EMS Housing Modification Manual:

Section 6 – Modifications to Support People who have Challenging Behaviour

“Housing modifications are considered for people whose challenging behaviour impacts on their **safety**, placing them or others at **risk of harm**.”

“For all requests for housing modifications for people with challenging behaviours the Ministry’s agreed **pathway** for the consideration of equipment and housing modifications must be followed”.

EMS Housing Modification Manual

Construction of New Homes (Section 6.5.)

- 🏠 Funding can be considered if genuine and exceptional circumstances exist.

Moving to Another Home (Section 7.2.)

- 🏠 Suitability of the home.
- 🏠 Consideration of changing needs in the future.

EMS Housing Modification Manual

Repeat Funding (Section 7.4.)

- 🏠 Over and above standard features of a home to meet the essential disability-related needs.
- 🏠 Universal design
- 🏠 Provision of additional storage not available.

Shared Care (Section 7.5.)

- 🏠 50/50 shared care arrangement

EMS Housing Modification Manual

Income and Cash Asset Test (Section 8.3.)

- 🏠 Over 16 years of age and modifications are over \$8076 (incl. GST).
- 🏠 Modifications completed before the person turns 16 are not included.

Cost Contribution (Section 8.5.)

- 🏠 Own contractor or design which is over and above the assessed essential disability related need.
- 🏠 Agreed contribution before modifications begin
- 🏠 Sign off from EMS Assessor

EMS Housing Modification Manual

EMS Review Panel (Section 12.3.2.)

- 🏠 Over \$35,000.00*
- 🏠 Clarification of policy
- 🏠 Genuine and Exceptional Circumstances
- 🏠 National Consistency
- 🏠 Transparent and Fair
- 🏠 “Out of the box” / grey

Property Owner Responsibility

Housing modifications are not meant to provide property protection or maintenance.

Property Owner Responsibility

- 🏠 Repairs and Maintenance (including property protection)
- 🏠 Security
- 🏠 Standard property features

Parental / Caregiver Responsibility

Are the needs of the person over and above what is normally required for a person of that age?

- 🏠 Prevent access to hazardous items / liquids
- 🏠 ALL children (regardless of ability) require some level of supervision when:
 - Playing outside
 - Accessing the kitchen
 - Using the toilet and shower/bath

Summary

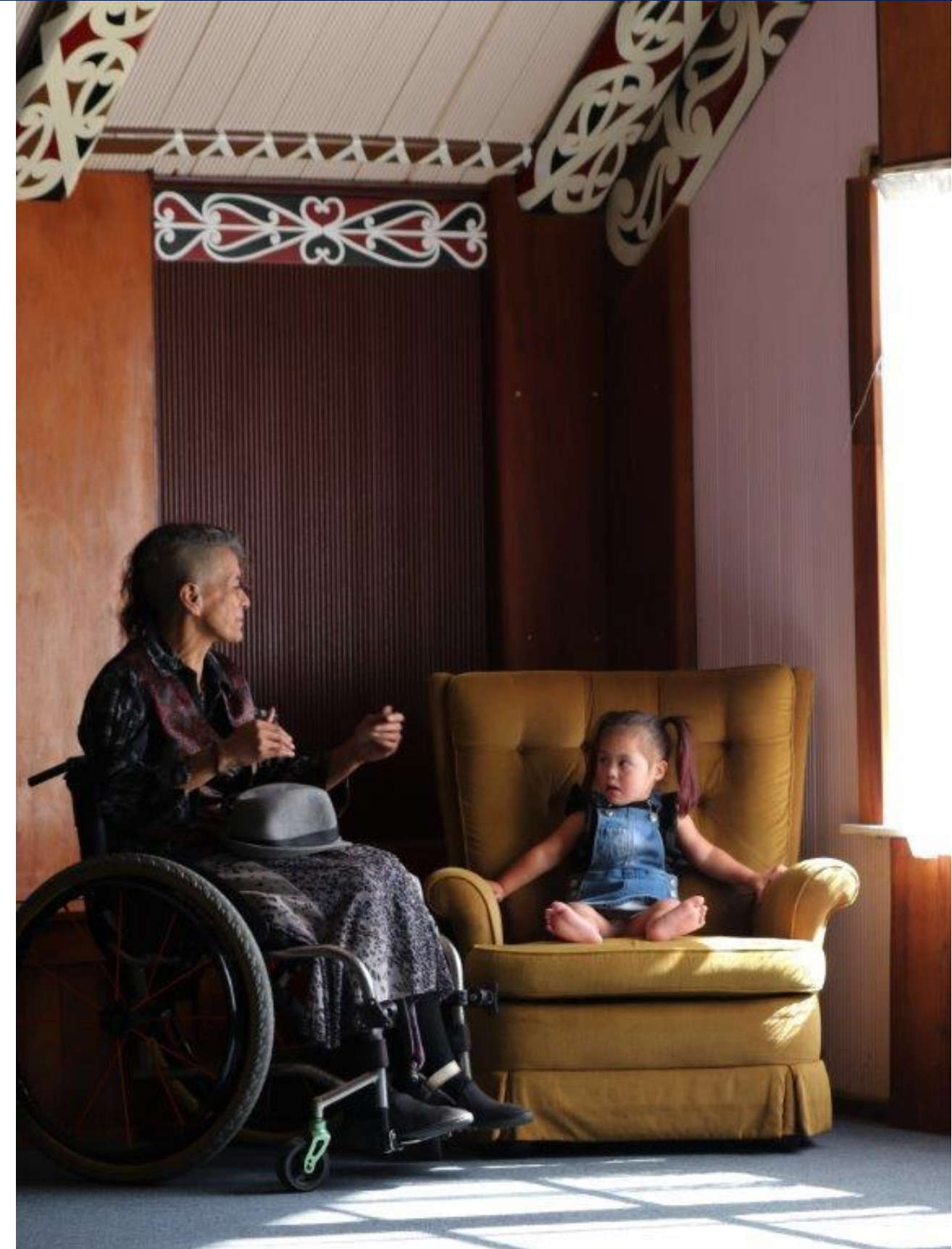
- 🏠 What are challenging behaviours?
- 🏠 Assessment, Eligibility and Access criteria.
- 🏠 Relevant sections on the EMS Housing Modifications Manual.
- 🏠 Home Owner Responsibility.
- 🏠 Parental Responsibility.

Thank you

If you have any questions, please send an email through to:

csa@enable.co.nz

with title of “**CB e-learning session one**”
in the subject line.



Karakia Whakakapi (*Closing Karakia*)

Kia whakairia te tapu

Kia wātea ai te ara

Kia turuki whakataha ai

Kia turuki whakataha ai

Haumi e, Hui e, Tāiki e!

Restrictions are moved aside

So the pathways are clear

To return to everyday activities

References and Resources

🏠 Consultation with an EMS Advisor. (2021).

<https://www.disabilitysupport.govt.nz/assets/Consultation-with-an-EMS-assessor1.pdf>

🏠 ENAH103 – Housing Modification Schedule Summary. (2013).

<https://www.enable.co.nz/tools-resources/forms?q=modification+schedule&topic=&document-type=>

🏠 ENAH112 – Request for EMS Advice

<https://www.enable.co.nz/tools-resources/forms/request-ems-advice>

🏠 EMS Housing Modifications Manual

<https://www.disabilitysupport.govt.nz/providers/equipment-and-modification-services/manuals-and-practice-guidelines#manuals-for-providers-and-ems-assessors>

🏠 EMS and NASC Joint Report (2015). Appendix 1
<https://www.disabilitysupport.govt.nz/providers/equipment-and-modification-services/manuals-and-practice-guidelines#practice-guidelines>

🏠 Explore Hapainga Ora. (n.d.).
<https://explorewellbeing.org.nz/our-services/behaviour-support/>

🏠 Housing Modification Process Checklist for Whaikaha Assessors. (n.d.).
<https://www.enable.co.nz/tools-resources/forms/housing-modification-process-checklist-for-whaikaha-assessors>

🏠 Housing Modifications Guide Booklet. (2023).
<https://www.enable.co.nz/tools-resources/forms/whaikaha-housing-guide-booklet>

🏠 Housing Modifications Schedule. (2013).

[https://www.enable.co.nz/media/documents/housing-modification-schedules-2013-enable-new-zealand-\(8\).pdf](https://www.enable.co.nz/media/documents/housing-modification-schedules-2013-enable-new-zealand-(8).pdf)

🏠 Ngā Paerewa Health and Disability Services Standard NZS 8134:2021. (2021).

<https://www.standards.govt.nz/shop/nzs-81342021/>

🏠 Practice Guidelines Addendum – 2018 – Management of Housing Modifications and Behaviour Support Requirements. (2018).

<https://www.disabilitysupport.govt.nz/assets/Addendum-to-Challenging-behaviour-practice-guidelines-20181.pdf>

AND

https://www.disabilitysupport.govt.nz/assets/Management_housing_modifications1.pdf

🏠 Practice Guideline: Interface between Needs Assessment and Service Coordination and Equipment and Modification Service Assessors and Providers. (2015).

<https://www.disabilitysupport.govt.nz/assets/Practice-guideline-interface-between-NASC-and-EMS-providers-20151.pdf>

🏠 “Restraint minimisation – What do we need to consider for ACC and Whaikaha Assessors?” webinar. (2024).

<https://www.enable.co.nz/tools-resources/training-tutorials/assessor-education-webinars>