

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

Session Two – Internal Solutions

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Karakia Timatanga

**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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Objectives: Session Two

- 🏠 Identify the most cost-effective housing modifications that meet the Ministry's criteria.
- 🏠 Determine the least restrictive solutions that have minimal impact on the person's normal freedom of movement.
- 🏠 Promote safety and independence.
- 🏠 Apply clinical reasoning to assess the suitability of off the shelf solutions, locks, alarms, wall linings, and bathroom modifications.
- 🏠 Apply the Practice Guideline Pathways (A, B, and B Addendum) to solutions.

Flowchart

Assessment has identified challenging behaviours.
That put the person and/or their whanau at **risk of harm/injury**



What **Solutions** could meet
the disability related need?



What solutions will meet Ministry **criteria**?
What are the most **cost-effective** solutions?



Does proposed solution limit the persons **normal freedom of movement..**

No (not a
restraint)

Yes
(Restraint)

Pathway A

- 🏠 Referral to NASC is mandatory

Pathway B

- 🏠 The EMS and NASC Joint Report is mandatory
- 🏠 Solution integrates with the Behaviour Support Plan

Pathway B Addendum

- 🏠 Person is known to NASC
- 🏠 Person has been referred to Explore and is on waiting list.

What to Consider Before Housing Modifications?

Behaviour strategies and other interventions

- 🏠 Explore Behaviour Services
- 🏠 Parenting courses

Parental Responsibility

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

Property Owner Responsibility

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

Off the Shelf Solutions

- 🏠 Low cost
- 🏠 Readily available
- 🏠 Self-funded
- 🏠 Consider before seeking Ministry funding



Figure 1: Stove knob covers



Figure 2: Oven and appliance lock



Figure 3: Magnetic drawer lock



Figure 4: Child proof cupboard lock



Figure 5: Cabinet slide lock



Figure 6: Multipurpose latch

Off the Shelf Solutions

Safe as Houses – Safekids Aotearoa

🏠 Guide for
identifying safety
hazards unique to
children in the
home



Figure 7: Extra high child safety gates



Figure 8: No screw ranch slider bolts



Figure 9: Toilet lock



Figure 10: Fixed swing child safety gate



Figure 11: Child proof door knob covers



Figure 12: Outlet covers

Internal Solutions – Pathway A

- 🏠 Not restricting normal freedom of movement or access
- 🏠 Prevent harm / Injury
- 🏠 Window restrictors
 - Outside of safe play area
- 🏠 Perspex TV cover
 - Generally one
- 🏠 Custom fire guard
 - If only heat source



Figure 13: Window restrictor (1)



Figure 14: Window restrictor (2)



Figure 15: Perspex TV cover



Figure 16: Custom fire guard



Figure 17: Recessed lights



Figure 18: Mirrored privacy film

Internal Solutions – Pathway B / B Addendum

- 🏠 Restricting normal freedom of movement or access
- 🏠 Prevent harm / injury
- 🏠 Not property protection or food waste
- 🏠 Specific
 - Cupboards/drawers
 - Appliances and power sources

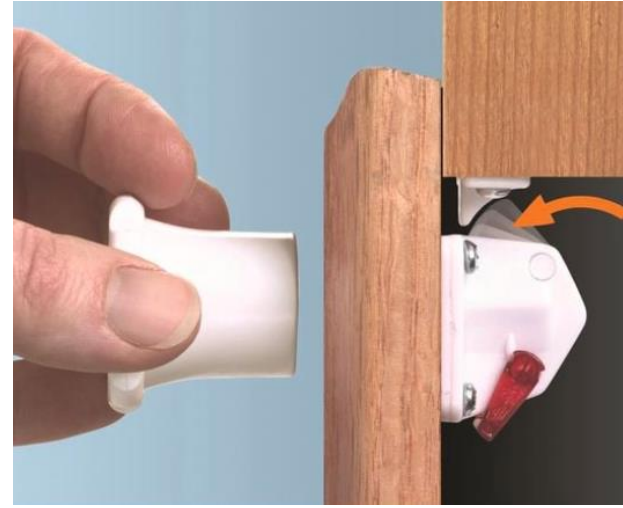


Figure 19: Locks on drawers



Figure 20: Keyed oven isolator switch



Figure 21: Keyed fridge lock



Figure 22: Pin code fridge locks



Figure 23: Custom internal gate (lock)



Figure 24: Perspex screen

Locks

- 🏠 Pathway B
- 🏠 Least restrictive
 - Consider mechanism that doesn't fully lock
- 🏠 Prevent harm
- 🏠 Cost effective
- 🏠 Internal room locks
 - Not to restrict access to a bathroom/toilet
 - Create safe space
 - Not for person's own bedroom



Figure 25: Door closer



Figure 26: Security door latch



Figure 27: Door Chain



Figure 28: High door handle



Figure 29: Double door handles



Figure 30: Pin Code lock (Single sided)

Locks

- 🏠 Pathway B & Pathway B addendum
- 🏠 Least restrictive
- 🏠 Prevent harm
- 🏠 Cost effective
- 🏠 External locks
 - Consider if part of safe play area
 - Create safe space
 - Kāinga Ora policy due to fire egress



Figure 31: Patio bolt



Figure 32: Combination slide bolt



Figure 33: Pin Code lock (Single sided)



Figure 34: Pin Code lock (double sided)



Figure 35: Digital deadbolt

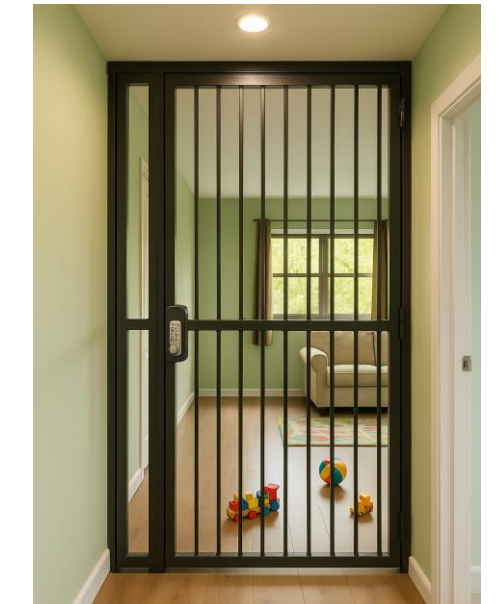


Figure 36: Custom internal gate with lock

When considering Locks

- 🏠 Why is existing lock no longer suitable?
- 🏠 Alternative environmental and behavioural strategies been tried?
- 🏠 What is the intent?
- 🏠 What is least restrictive?
- 🏠 Is it cost effective?
- 🏠 Do Explore Behaviour Support the solution??



Alarm Systems

- 🏠 Equipment considered first
- 🏠 Only an alert
- 🏠 Ongoing risk to safety
- 🏠 Housing modification – becomes a chattel



Figure 37: door alarm



Figure 38: Door alarm

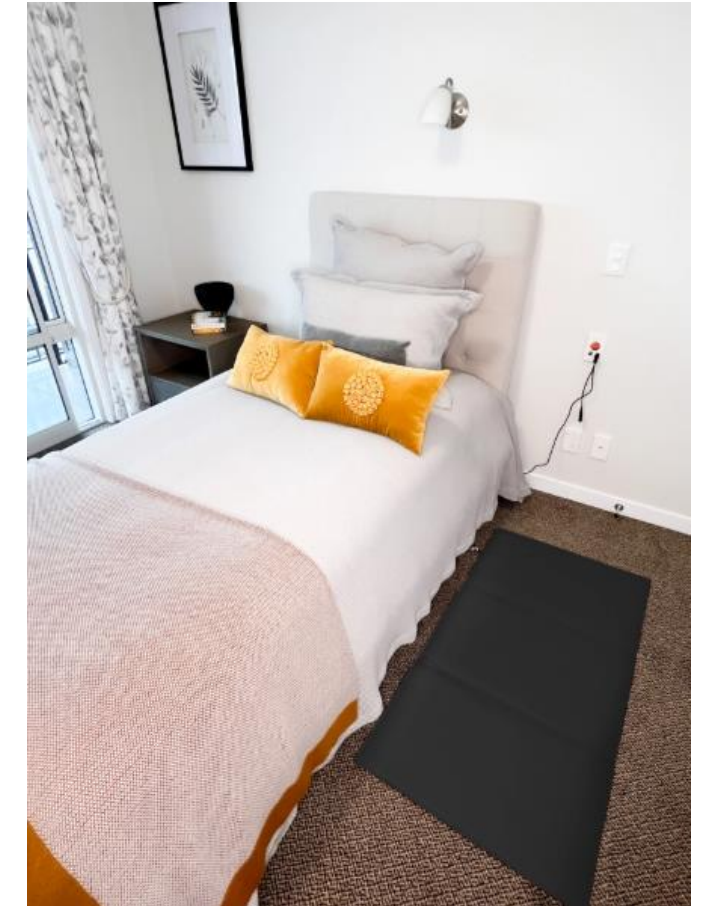


Figure 39: Sensor mat

Soft and Hard Wall Lining

- 🏠 Hard wall lining
 - 12mm ply or MDF
 - Behaviour – kicks, throws or has PICA
- 🏠 Soft wall lining
 - Multiple layers
 - Behaviour – self harm e.g. head banging.
- 🏠 Not for property protection
- 🏠 Generally supported for the bedroom



Figure 40: Hard wall lining

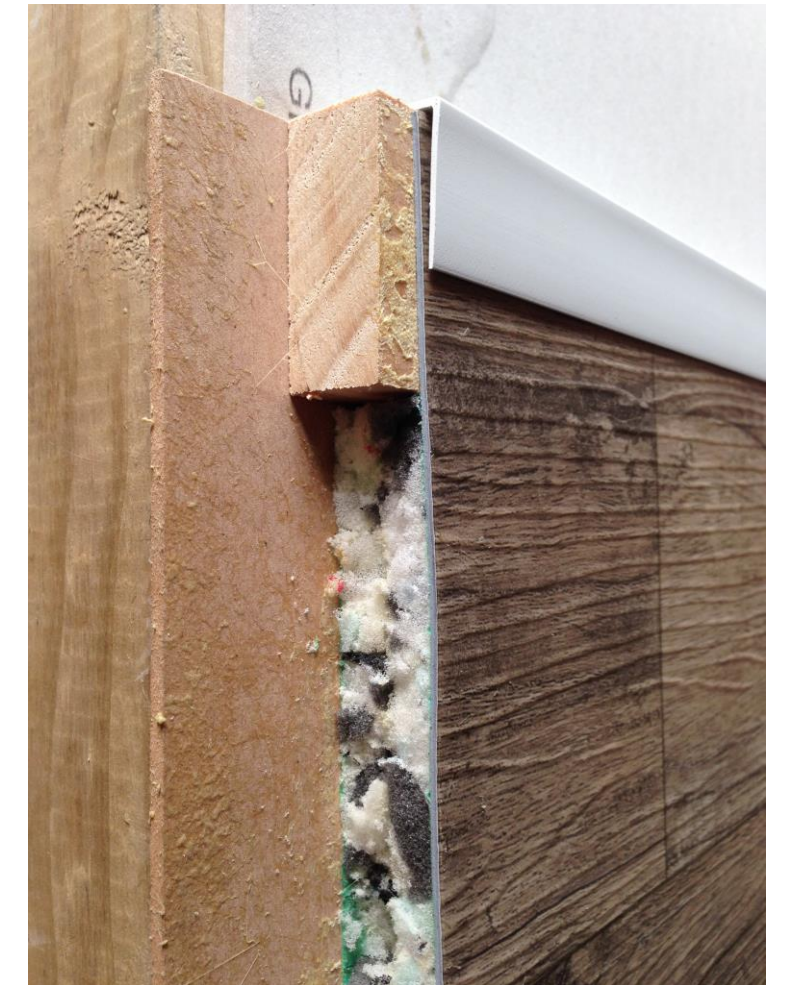


Figure 41: Soft wall lining

Bathroom modifications

- 🏠 What are the safety concerns?
- 🏠 Increased independence
- 🏠 Reduction in carer support
- 🏠 Effect on other family members
- 🏠 Ministry criteria
- 🏠 NASC support
- 🏠 Compliance and repairs and maintenance



Figure: 42

Bathroom modifications

- 🏠 Taps
- 🏠 Bidet
 - Compatible with existing toilet pan
 - Chattel
- 🏠 Level access shower
 - Alternative mixers and shower heads
 - Central drains
- 🏠 Baths typically not supported

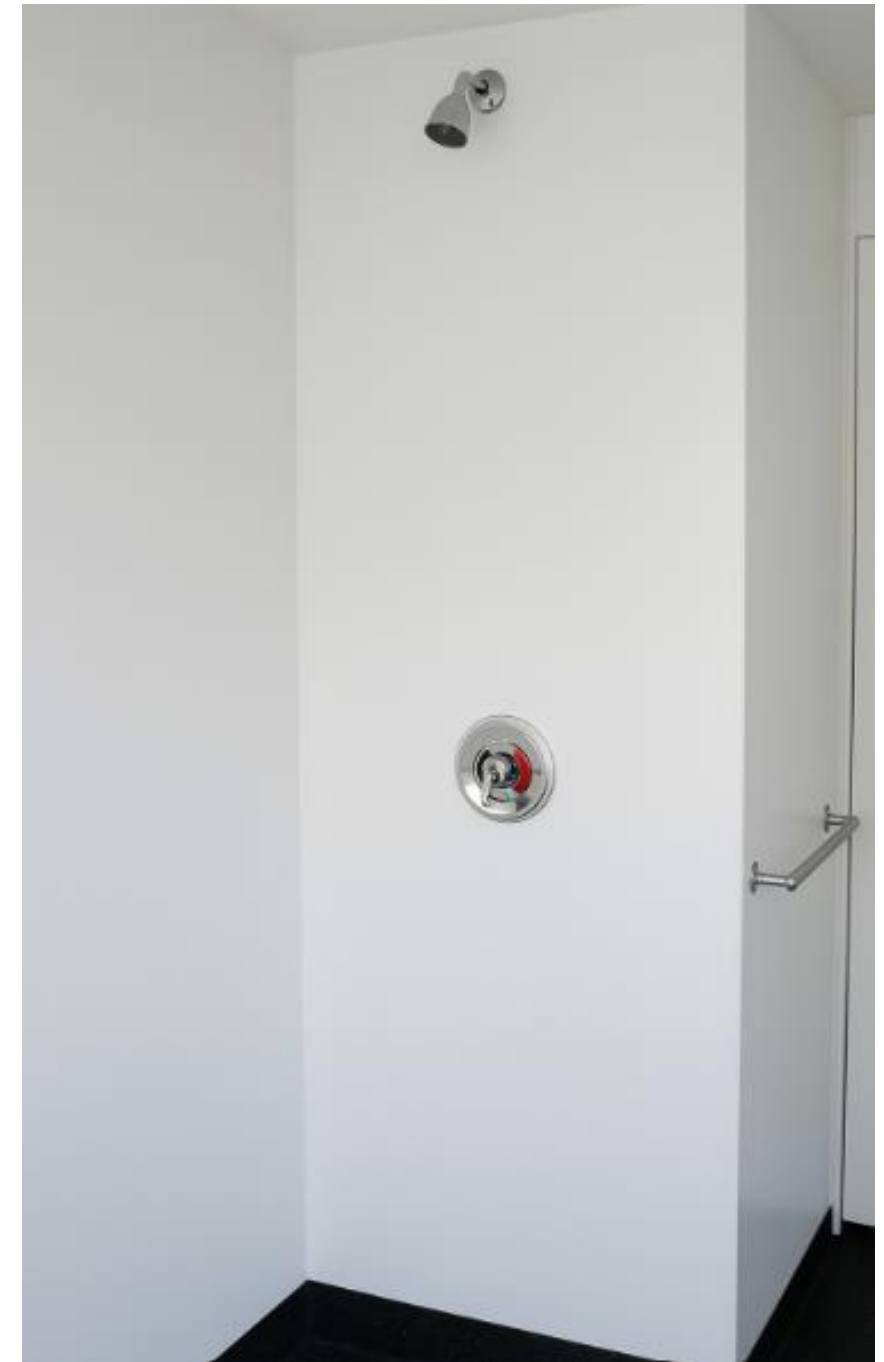


Figure: 43

Summary – Key take away points

- 🏠 Modifications should:
 - Be cost-effective
 - Promote safety and independence
 - Minimise risk or harm/injury
 - Be the least restrictive option
 - Align with Ministry criteria
- 🏠 Pathway A is used when modifications do not restrict normal freedom of movement while Pathway B and B Addendum applies when they do.
- 🏠 Explore Behaviour Support required for restrictive solutions.
- 🏠 Modifications are not supported for general property protection or aesthetic improvements.

Thank You

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Karakia Whakakapi

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

Figures

Figure 1. Perma Child Safety. (n.d.). *Stove knob covers* [Product image]. Bunnings. https://www.bunnings.co.nz/perma-child-safety-stove-knob-covers-4-pack_p4210544

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Figure 15. [AI generated image] (2025). *Perspex TV cover* [AI generated image]. ChatGPT.

Figure 16. [AI generated image] (2025). *Custom fire guard* [AI generated image]. ChatGPT.

Figure 17. GE Lighting. (n.d.). *Recessed (wafer) lights vs can lights* [Product image]. <https://www.gelighting.com/inform/wafer-lights-vs-can-lights>

Figure 18. About Windows. (n.d.). *Mirrored privacy film* [Product image]. <https://aboutwindows.com.au/tell-me-about/one-way-vision>

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Figure 23. [AI generated image] (2025). *Custom internal gate with lock* [AI generated image]. Perplexity.

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Figure 28. [AI generated image] (2025). *High door handle* [AI generated image]. Perplexity.

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Figure 30. Borg. (n.d.). *BL200ISC digital lock* [Product image]. NZ Hardware. <https://www.nzhardware.co.nz/product-group/1064-borg-bl200isc-digital-lock-satin-chrome/category/5256-mechanical-digital-locks>

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