

Seniors Housing Report

Report to Council of Community Consultation in reference to the proposed Seniors Housing Precinct. May 2023



Disclaimer

This document is prepared by Louise Stokes Consulting for the Shire of Nannup. All material in this document is derived from sources believed to be current and accurate at the date of publication and is provided in good faith. The report has been prepared for the purpose of capturing feedback from the community consultation held 17 April 2023, stakeholders, and landowners of the proposed Seniors Housing Precinct.

Louise Stokes Consultancy
14 Grange Rd, Nannup
louisestokesconsulting@gmail.com

Introduction

As with global population trends, Nannup has an ageing demographic. The choice to 'age in place' is a critical one for all people as they age. The 2021 Census identifies that the Shire of Nannup median age is 56 years, compared to 38 in WA and across the country. Currently we are seeing seniors leave Nannup to live in other towns due to the lack of suitable housing, medical, Allied Health and transport options available locally. An 'age-friendly' community is one that endeavours to cater for the full continuum of housing, access, social and service needs as people age.

The Shire of Nannup is committed to developing a housing precinct that will suit senior Nannup residents, as there is currently no suitable housing product within our Shire.

Key Recommendations

1. Council to appoint a project officer to progress recommendations.
2. Council to establish a working party to include invited community members to support the project officer, progress recommendations and assist with community consultation.
3. Formalise discussion with Catholic Church to determine process, size of available land and tenure (gifting, purchase)
4. Continue discussion with Charles Gilbert on process, timeframe, legal documentation, construction costs and design.
5. Facilitate discussion between Michael Loveland and developer to create small lot sizes on 39 Grange Rd or to discuss with the Uniting Church to develop this land.
6. Council to write to the Minister for Housing requesting grant funding support to construct independent living group dwelling precinct.
7. Further discussion with the Uniting Church to ensure that lines of communication are open, and that no duplication of infrastructure/facilities occurs.
8. Develop a concept plan for future grant applications/election commitments and community consultation.

Background

The Shire of Nannup has identified affordable seniors housing as a priority in their strategic planning to assist residents to remain living in the area, and to support them in independent living for as long as possible.

Danjangerup Cottages on Cross St meets a need for independent living, however Nannup currently has no options for those who don't qualify for public housing.

In 2011 the 'Age Friendly Communities' program identified housing as a priority, and in 2012 the 'Nannup Aged Housing Plan' was adopted by Council.

Since this time the Danjangerup cottages have been refurbished and Council has established the Nannup Live ability 'Age in Place' program.

Through the Warren Blackwood Alliance of Councils, seniors housing has been raised as a priority, and identified as a strategic project with the South West Development Commission as part of their forward planning review.



Proposed Seniors Housing Precinct, Nannup

Consultation

Prior to the community consultation workshop, and after this date, engagement with the following stakeholders has been undertaken:

<p>Dr Singh Nannup Medical Centre</p>	<p>Dr Singh is interested in future construction of another building adjacent to the existing Medical Centre. This would be two-storey and host additional consulting rooms and accommodation. In addition to his medical practice, Dr Singh currently has Physiotherapy and Pathology operating from the facility and has demonstrated demand from patients to potentially include Podiatry, Cardio specialists, Imaging and Ultra-sound. There would be consulting rooms available for visiting Allied Health professionals. It would be proposed that the Medical Centre integrates into any future Seniors Housing Precinct. The Ambulance parking bay could also be incorporated into this site.</p>
<p>Charles Gilbert</p>	<p>Located on Adam St, Mr Gilbert has two residential blocks (1,562m in total with R code zoning) that backs onto the identified precinct, and he has verbally indicated that the land would be gifted to the Shire of Nannup for the purposes of seniors housing. Mr Gilbert is seeking to develop residential units, similar in design to the Vintages in Balingup concept, with an immediate start. Applying the Aged Care Bonus, it would be possible to construct 5 single story units on this property, each with a maximum internal floor space of 100m². It would require amalgamation of both lots onto one title, prior to development.</p> <p>One key point in this development would be the inclusion of a unit that would be available at concessional rent for a carer or nurse. There is opportunity for this development to integrate with the proposed seniors housing precinct.</p>
<p>Nannup RSL</p>	<p>A quick meeting with several committee members provided in principle support for the RSL building to potentially operate as a senior's centre. This would free up space within the identified precinct for another unit. The RSL could potentially be used as a day centre, host senior's activities and a bar.</p>
<p>Jackie Massey Foundation Board Member Vintages Housing, Balingup</p>	<p>Established as a Not-for-Profit Incorporated organisation, this group commenced due to a need for seniors housing in Balingup. There are now seven individual units that are managed by a volunteer Board. Pets are accepted by agreement of the Board. The development was funded by sponsorship, donations, fundraising and grants. Considerable time and energy were required by volunteer community members to realize this dream. The units were accommodated on a first come first served basis. Key learnings from this project includes:</p> <ul style="list-style-type: none"> o Consideration for maintenance/caretaker/carers or nurse o Compliance and good governance are essential in project development.

Kym Sandilands Nannup Hospital Nursing Unit Manager (NUM) and Paige Weaver Director of Nursing and Health Service Manager at the Warren Blackwood Multipurpose Service	<p>There are no immediate or medium-term plans to develop additional accommodation at the Nannup Hospital site. There are currently 11 residential beds available for residential or palliative care, and often there are beds free.</p>
Jane Buckland Shire of Nannup Planning Department and Steve Thompson Edge Planning & Property	<p>Approvals and documentation required for independent living group dwellings includes:</p> <ul style="list-style-type: none"> o Structure Plan o Planning Approval o Building Application
Tim Fallows Executive Officer: Property Uniting Church Western Australia	<p>The Uniting Church are currently looking how to achieve greater return on investment on vacant land. They are exploring establishing affordable seniors housing in Nannup. The land is currently Crown lease and is in the process of transferring to freehold.</p>
Billy Wellstead South West Development Commission	<p>The need for seniors housing in all regional communities is at a critical point. There is currently no State funding available to assist. It is recommended that Council writes to the Minister for Housing, requesting an allocation of funding for regional communities to progress seniors housing needs.</p>

Community consultation and outcomes

Community consultation was held on Monday 17th April at the Nannup Recreation Centre.

75 people attended with a general breakdown of:

Rural Land over 10 acres	8 people
Up to 10 acres	16 people
In town	54 people
Senior person living with family	1 person
Visitor	1 person

Residents were informed of the process Council has undertaken to this point, the principles of seniors housing and a visual concept area of proposed development land displayed. Overall, the group agreed that the area identified was suitable for consideration for seniors housing.

The aim was to:

- Inform residents of the commencement of community consultation for seniors housing,
- To receive feedback on what residents believed to be important in future design, including community amenities, open space, and access/egress.

The outcome is that were three clear groups identified:

- Those seeking to downsize and purchase small lot sizes (300-500m²) blocks in the Nannup townsite.
- Those seeking independent living group dwelling housing, and
- A small number seeking assisted living care in the immediate future.

It is noted that there is now a community sentiment that there will be action, and a timeframe of four years was noted on many feedback forms. It is critical that this project is not stalled without communication to residents.

Attendees were asked to detail their wish list for housing, amenities, and community facilities. The key points are summarized below.

Small lot sizes

- Wanting to purchase outright (300-500m²)
- In town, flat land
- No strata fees

Independent Living Group Dwelling Housing

- Two bedrooms
- Self-contained, no duplex or joining walls.
- Universally accessible: handrails in wet areas
- Double bay carports or wide bays
- One way drive access/egress throughout the precinct
- Ambulance entry/access
- Concrete pathways (not brick paving)
- Each unit to have small garden or patio area.
- Eco-friendly, incorporating solar power.
- Rainwater tanks
- Units to incorporate smart technology, wifi, 24 emergency response alarms.
- Outdoor power points for gopher charging
- Electric car charging point
- Small shed or area for storage
- Good outdoor lighting
- Independent metering of gas, water, electricity
- Reverse cycle air-conditioning/heating
- Not gated. Each unit to have security cameras.
- Consideration for bin areas and recycling
- Pets?

- Onsite manager/caretaker/gardener
- Visitor parking
- Shared community space that incorporates:
 - o Library
 - o Covered BBQ area with comfy outdoor furniture
 - o Bar
 - o Community room
 - o Space that family and visitors are able to access

Wish list

- Caravan, boat and trailer storage area (does not have to be onsite)
- Swimming (lap or therapy) pool and spa
- Craft room
- Gym
- Community garden
- Beautician/Hair salon
- Cafe

Additional comments

- Priority to be given to Nannup residents
- Pet policy to be developed
- Smoking policy to be developed
- Timeframe of four years to opening
- Increased medical availability (Doctor is currently four days per week)
- Some participants considered multi-level design as an option
- Design, consultation and construction to be considerate of Danjangerup Cottages residents and neighbouring properties
- Possibility of a proposed Ambulance Bay to be included into Dr Singh's Medical Centre

Assisted living facility

- Dementia friendly
- Activity area- day care and suitable for visits by school children
- Adjoining the Nannup Hospital

Grant Opportunities

- Discussion with Billy Wellstead, South West Development Commission (SWDC) detailed that there is no State funding currently available for planning or construction of aged housing. There is a Federal funding program Aged Care Capital Assistance Program (ACCAP) to assist with construction of assisted living facilities or to construct housing for aged care workers.
- Pingelly Somerset Alliance - This Not-for-Profit organisation has redefined the opportunities for seniors to remain living at home, with Aged Care packages coordinated through the Community Resource Centre. This could be an option for Nannup to explore, through the CRC. <https://pingellysomersealiance.com.au/staying-in-place/>
- Council currently has reserve funds for Danjangerup Cottages

References

1. Ageing with Choice: Future directions for seniors housing 2019 – 2024
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3. Seniors Housing Strategy: Discussion Paper, Department of Housing, 2016
4. Building homes for independent living in Toodyay; Robyn Taylor. Butterly Cottages Association Inc. 2018
5. Draft Position Statement: Residential Aged Care 2019. Department Planning, Lands and Heritage