

Policy Number:	ADM 18
Policy Type:	Administration Policy
Policy Name:	Aged Housing Support
Policy Owner:	Chief Executive Officer
Authority:	Shire of Nannup

OBJECTIVE

The aim of this policy is to achieve quality housing outcomes that meet the needs of current and future Shire of Nannup residents as they age.

This policy establishes what assistance the Shire of Nannup may make towards the development of accommodation and housing for aged residents in the Shire, by incorporated not-for-profit community based organisations (“Tier One’ organisations) and by private companies (“Tier Two” organisations”). Support will only be provided to tier two organisations if the Council determines that the development is expected to provide significant community benefits.

BACKGROUND

The Shire of Nannup’s population is ageing, with close to half of residents aged 55 years and over. This proportion is higher than averages for Australia, the State of Western Australia and Rural Western Australia. One outcome of this situation is an increasing demand for aged accommodation in the Shire. Affordable and accessible accommodation for seniors was one of the primary outcomes of the Shire’s Age-Friendly Community Plan (2011) and has also been identified at Community Planning Days.

This policy has been developed as a consequence of these community views and in order to clearly enunciate what support the Council may consider for future aged accommodation developments.

STATEMENT OF PRINCIPLE

Council considers that its support/assistance to the provision of aged accommodation and housing within the Shire of Nannup is to make suitable sites available, where practicable, to Tier One organisations. Council does not consider it has any role in contributing towards the operational management of aged accommodation facilities. To the extent that funds permit, Council may contribute towards the cost of common road access and parking for both Tier One and Tier Two organisations.

POLICY

The Shire of Nannup may provide support to organisations developing accommodation and housing for aged residents in the Shire in the following manner:

1. As the manager of areas of land on behalf of the Crown, the Shire will support use by Tier One organisations of suitable land under its control for aged accommodation and housing, subject to this being zoned appropriately, being suitably serviced and with the Minister's approval. Suitable land will be assessed according to its proximity to shops, hospital, medical facilities, transport, and community services, as well as being reasonably flat and land easily serviced.
2. Management Orders of the land can remain with the Shire or be transferred from the Crown to the Tier One organisations.
3. The Shire may assist with gaining Native Title and Aboriginal Heritage clearances should they need to be obtained (Tier One organisations only).
4. The Shire may support approaching the State Government to obtain new reserves to facilitate aged housing.
5. Council will allocate up to \$20,000 for the purposes of Aged Housing contributions. The level of this contribution will be subject to annual review.
6. Subject to budget approval, contributions may be made to Aged Housing Developments (Tier One and Tier Two organisations) to assist with the following works:
 - Statutory headwork charges (if applicable) after deduction of any rebate available from the State Government Headwork's Contribution Schemes.
 - Site clearing and levelling necessary to commence development.
 - Construction of common internal vehicle access and common car parking areas (including drainage thereof) and the crossover to the street.
 - Waiver of Shire Development Application and Building Permit Fees (tier one and tier two organisations).
 - Guidance and advice in preparing formal applications for Government funding to assist with construction costs (Tier One organisations only).

Applications for Shire support and assistance will need to be supported by suitable documentation, including formal designs and business plans. Where direct costs are involved, eligible organisations will need to ensure that the Shire has had sufficient notice of proposed developments to consider these during the preparation of Annual Budgets. Direct financial support may be excluded if this cannot be accommodated in the budget.

As a guideline, staged projects may be eligible for funding at each stage subject to the size of each stage and a guarantee of a minimum time frame, agreed to by Council, between the developments of each stage of the project.

Related Policies:	
Related Procedures/Documents:	Shire's Age-Friendly Community Plan (2011)
Delegated Level:	
Adopted:	OM 26 April 2012
Reviewed:	OM 25 January 2018