

Council Policy

Policy Title:	Older Persons and Social Housing Policy
Responsibility:	Team Leader Community Property
First Adopted:	November 1990
Review Frequency:	Annually (Fees and Charges – Rentals)
Last Reviewed:	July 2015
Next Review Due:	July 2016



1 Policy Objectives

- 1.1 To ensure sufficient and appropriate services and accommodation are available to older persons and those requiring social housing in the District.
- 1.2 To assist in the provision of adequate accommodation for older persons close to necessary services. Also, the District being mainly a farming community, to allow for support and flexibility within small rural communities for those who elect to live in a semi rural environment.

2 Principles

- 2.1 To continue to upgrade existing facilities, and provide further accommodation if the need is identified.
- 2.2 All flats to be of similar standard.
- 2.3 Older persons and social housing to be self-funding including provision for upgrading and replacement, but with a nil return on investment.
- 2.4 Insurance on all older persons and social housing to be replacement value.

3 Background

- 3.1 Council's objective is to achieve market rental on all residential rental properties.

4 Policy Statement

- 4.1 Older persons being 60 years of age or over and having a housing need.
- 4.2 Applicants below 60 years can also be considered if:
 - a) They are in receipt of an invalid's benefit or a special age benefit subject to the local Work and Income approval.

- b) They are a handicapped person where the local Medical Officer of Health supports the need.
- c) Applicants below 60 years of age being recommended as medically incapable of supporting a property will be considered on their individual merits.
- d) Having a genuine housing need.
- e) Supply exceeds demand (ie, no waiting list)

Relevant Delegations

As per Delegations Manual.

Annotations

Date	Description
Nov 1990	File No R40-0008 Adopted
Aug 2009	Delegations Manual Updated
Sep 2009	Removed from Delegations Manual and Updated
June 2012	Reviewed – No changes
July 2015	Internal Review – no changes necessary