

# Pensioner Housing Policies

As at August 2005

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Council Meeting 16 May 2005

## Policy 1

Wanganui District Council provides social housing for elderly people who have low to moderate financial means, at a service level as follows:

1. 234 single units and 41 units with a slightly larger bedroom (for couples) in 16 complexes.
2. Three of the units fully adapted for tenants with physical disabilities. Several other units have some adaptations, such as hand-rails, wet area showers.
3. 32 re-locatable 'granny flat' units, 27 single and five with slightly larger bedrooms.
4. 16 units have carports, in various complexes, and there are approximately 127 off-street parking spaces overall in the various complexes.
5. For the complexes the Council provides carpets and vinyl floor coverings; drapes; oven; some heaters; a shed or large outdoor cupboard; at least three window security latches per unit; one smoke detector per unit with annual check; clotheslines and some television aerials. Note: Some units have had other improvements such as wet area showers, shower rails, handrails at the entrance steps and extra security locks. These additions remain when the tenant leaves.
6. The Council contracts Age Concern to provide a welfare service with at least three calls, more if required, per tenant per year.
7. A 24-hour call-out maintenance service, which includes a service when tenants lock themselves out of their unit. There is an added charge for some services.
8. Lawns mowed, grounds and garden maintenance, and garden rubbish bins provided.
9. Lighting outside the unit and security lighting around the complexes.
10. The Council pays the rates and building insurance for the complexes.
11. Tenancies since 1996 do not have washing machines provided. Tenancies prior to 1996 have washing machines provided.
12. At the Eugene Crotty complex, a community hall including a kitchen, pool table, tables and chairs is provided.
13. For the 'granny flat' units, the Council provides vinyl floor coverings and electric oven.
14. The tenant pays the cost of shifting the 'granny flat' unit to its new site. The Council manages the shift.
15. The Council insures the 'granny flat' units.

## Policy 2

The criteria guidelines for accepting Pensioner Housing applicants is as follows:

	<b>Complexes</b>	<b>'Granny Flat' Units</b>
Age	60 years 55 years if surplus vacancies	55 years <u>Younger in some circumstances e.g. disabilities</u>
Assets	\$60,000 – not including car, furniture etc	Same as complexes
Income	On a benefit or earning less than \$17,000 per annum per applicant	Same as complexes
Independence	Be able to live independently and compatibly with neighbours	Relocated on a family member's residential property
Needs	Genuine housing need	To be near family
References	Doctor's certificate and two referees	Agreement of family

## Policy 3

The Pensioner Housing rentals to be set at a level to cover operational costs and loans principal repayments, but not replacement costs, with the net rentals surplus at the end of each financial year used for repayment of the loans principal.

## Policy 4

The Pensioner Housing single rent (one person) be reviewed regularly, with small increases implemented, and that the rent be approximately 27% of the Government's benefit paid to the targeted group.

## Policy 5

The Pensioner Housing double rent (two people) retains a constant differential of \$12.00 per week against the single rent per week.

## Policy 6

The Chief Executive Officer may initiate the Pensioner Housing rental increases within the parameters of the other Pensioner Housing policies.

## Policy 7

The funds from any sale of Pensioner Housing assets will be retained by the Pensioner Housing activity for repayment of the loans principal or improvements to other complexes.

### Policy 8

The Pensioner Housing complexes will be retained for the elderly with limited or moderate means and will not be retained for other purposes or categories of tenants.

### Policy 9

The Council will regularly market and promote its Pensioner Housing to ensure maximum usage.

### Policy 10

The Pensioner Housing policies are revisited by each new Council.

# **Downsizing Policy**

Council Meeting 27 June 2005

### Policy 11

The Pensioner Housing units, in the complexes, are downsized at a rate that matches community demand, and in particular requiring a vacancy rate of over 5% for at least a year, before consideration is given to sale. Any sale will be considered by the Council and, as well as the vacancy rate, take into account the age of the complex to be sold and its suitability for the elderly.

### Policy 12

The sale of 'granny flat' units is delegated to the Chief Executive Officer.

### Policy 13

The 'granny flat' units may be used for other purposes, such as offices and commercial uses, at the discretion of the Chief Executive Officer.

### Policy 14

The Wanganui District Council will manage its Pensioner Housing portfolio.

