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1.10 HOUSING FOR THE ELDERLY

Source: Operations 8/9/90, p.8, item 4.9

That applicants for pensioner housing should be sought by means of public advertising at least twice per year.

Such advertisement for applicants should inform residents of the district of the criteria for and the availability of pensioner housing and offer the assistance of Councillors or social workers in completion of any applications.

21.11 HOUSING FOR THE ELDERLY PENSIONER HOUSING - ELIGIBILITY CRITERIA

Source: Housing for the Elderly Sub-Committee 7/12/95 - Eligibility Criteria for District Council Housing Units (R5/25) Council - 14 December 1995

That eligibility for the Buller District Council housing units be based on need as assessed by the Committee.

21.17 HOUSING FOR THE ELDERLY POLICY

Source: Council 23/11/05

Policy Statements

Strategic

The Council:

1. Will seek to assist elderly people to be accommodated, where possible, in their own communities, in accordance with demand and locate units in close proximity to essential services relevant to the tenants needs.
2. Will ensure that appropriate planning procedures are in place to assist in the provision of council housing for those with disabilities.
3. Will liaise closely with all agencies responsible for providing accommodation for the elderly and other people in need. The Council will work with these agencies to attempt to address issues raised by gaps in the

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current service provision and will investigate the potential for further joint initiatives.

4. Will explore partnerships with community and government organisations for the development of housing for the elderly.
5. Will identify and explore additional policies and projects to assist in the achievement of its housing objectives.
6. Will ensure that social objectives with regard to affordable housing are clearly articulated to Government and other social service agencies.
7. Will monitor Government and other agencies responsible for elderly housing to ensure that Council operates to best practice standards.

Asset Management

The Council:

8. Will continue to provide for and upgrade social housing units and taking account of elderly peoples needs in the provision of houses ie access, safety and social interaction.
9. When aware Council will provide a referral service to social service and welfare agencies for tenants who required additional or ongoing assistance.
10. Will ensure that its housing activity continues to function in accordance with Council's funding policy.
11. Will maintain a quality and energy efficient unit design, construction and appearance suited to the needs of tenants and adopt appropriate standards of upkeep.
12. Will ensure that all operational procedures are consistent with the Residential Tenancies Act, Human Rights Act and the Privacy Act and all other relevant legislation.
13. Will ensure that there are formal mechanisms in place that enable tenants to communicate their views/concerns.
14. Will review the existing "levels of service" of the assets with a view to creating more equitable levels of service across the portfolio, subject to affordability

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15. Will ensure that the housing budgets will be managed in conjunction with the housing AMP so as to ensure sustainability.
16. Will explore options for improving the capacity and standard of Councils' current elderly housing units.
17. Will seek to reduce negative impacts of Councils' housing activity on the environment where possible by reducing energy use.

Operational

The Council:

18. Will ensure that affordable housing for the elderly with limited financial means or other proven needs are Councils' first priority when allocating units.
19. Will set criteria for eligibility for housing units, this will be based on a number of housing needs criteria as assessed by the Housing for the Elderly Sub Committee and on the basis of the following factors:
 - Age
 - Affordability/Sustainability
 - Suitability and/or special needs
 - Quality of existing accommodation
 - Access to services
 - Ability to cope
 - Overcrowding
 - Safety
20. Will set a minimum age for eligibility which shall be 60 years unless the applicant has other proven needs.
21. Will review rentals on an annual basis, and in line with Councils funding policy.
22. Will liaise with tenants regularly to ensure that housing is satisfactory.
23. Should a tenant wish to keep any animal as a pet then they shall first obtain the approval of the Council officer responsible for Council housing.
24. Will not allow boarders in its Council housing units.

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25. Will only offer a single person a double unit when there are no couples on the existing waiting list. Any single person in a double unit will be required to vacate the double unit when a couple is allocated it, and after a suitable single unit becomes available.
26. Will hold a housing unit should a tenant be admitted to hospital or care, provided full rental continues to be paid. The Council reserves the right to review this requirement in extreme circumstances.
27. Will when tenants' personal circumstances or physical needs require, reserve the right to transfer tenants into more suitable Council accommodation (ie physical disability or spouse death) subject to the rights bestowed upon the tenants under the Residential Tenancies Act 1986 and the Tenancy Agreement.
28. Will seek to provide a safe and pleasant environment and maintenance responsive to the reasonable requirements of tenants and in line with the Residential Tenancies Act 1986 and the Tenancy Agreement.
29. Shall provide a building maintenance service which is readily available to the tenants and shall include an after hours service for urgent repairs.
30. Will maintain a complaints register for Council housing tenants.
31. Will maintain a waiting list for Council housing units.
32. Will provide where appropriate:
 - Lawns and grounds maintenance to common areas
 - Exterior security lighting
 - Suitable garden sheds
 - Garages to some housing complexes, off street parking in others
 - Disabled access and mobility features
 - Rubbish collection
 - A cyclic interior and exterior renewal programme
 - Carpets and a stove