



AGENDA

FOR THE

SPECIAL MEETING OF COUNCIL

TO BE HELD ON
THURSDAY, 19 JANUARY 2017

The purpose of the meeting is to consider a draft Financial Assistance Agreement from the WA Country Health Service for an age appropriate housing project.

PLEASE READ THE FOLLOWING DISCLAIMER BEFORE PROCEEDING

Members of the public are cautioned against taking any action on Council decisions, on items in this Agenda in which they may have an interest, until such time as they have been advised in writing by Council staff.

NOTICE OF MEETING

PLEASE BE ADVISED THAT THE

SPECIAL MEETING OF COUNCIL

The purpose of the meeting is to consider a draft Financial Assistance Agreement from the WA Country Health Service for an age appropriate housing project.

COMMENCING AT 5.00PM

WILL BE HELD ON

THURSDAY, 19 JANUARY 2017

IN THE COUNCIL CHAMBERS, 11-13 WALDECK
STREET, DONGARA, WA.



Darren Simmons
Chief Executive Officer

17 January 2017

DISCLAIMER

The advice and information contained herein is given by and to the Council without liability or responsibility for its accuracy. Before placing any reliance on this advice or information, a written inquiry should be made to the Council giving entire reasons for seeking the advice or information and how it is proposed to be used.

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AGENDA FOR SPECIAL COUNCIL MEETING TO BE HELD IN THE COUNCIL CHAMBERS ON THURSDAY, 19 JANUARY 2017 AT 5PM.

PRESENT:	President	Cr I F West
	Councillors	Cr M T Smith (Deputy President) Cr S F Gumley Cr D R Kennedy Cr M Leonard Cr M G Meares Cr B C Scott Cr B R Thompson
	Staff	Mr D J Simmons - Chief Executive Officer Mrs H M Sternick – Acting Director Corporate and Community Ms S van Aswegen – Director Planning and Infrastructure Ms N M Nelson – Manager Community Capacity Miss L E Tunbridge – Coordinator Organisational Performance

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- 1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS**
 - 2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE**
 - 3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**
Nil.
 - 4. PUBLIC QUESTION TIME (MUST RELATE TO THE PURPOSE OF THE MEETING)**
 - 5. APPLICATIONS FOR LEAVE OF ABSENCE**

6. OFFICER REPORTS

CORPORATE AND COMMUNITY

CC01 – 01/17S

Subject: Aged Appropriate Housing
Reporting Officer: Manager Community Capacity
Responsible Executive: Director Corporate and Community
File Reference: GS.AP / A8925
Voting Requirements: Simple Majority

Council Role:

- Advocacy** When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
- Executive** The substantial direction setting and oversight role of the Council e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
- Legislative** Includes adopting local laws, local planning schemes and policies.
- Review** When Council reviews decisions made by Officers.
- Quasi-judicial** When Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice e.g. local planning applications, building permits, other permits/licences (e.g. under Health Act, Dog Act or local laws) and other decisions that may be appealable to the State Administrative Tribunal (SAT).

Report Purpose:

To seek Council's approval to sign the Draft Grant Funding Agreement between the Shire of Irwin and the WA Country Health Service for the Aged Appropriate Housing project and to establish a working group.

Officer's Recommendation:

That Council:

1. **Authorises the Shire President and Chief Executive Officer to execute the Grant Funding Agreement, under Common Seal, between the Shire of Irwin and the WA Country Health Service for Aged Appropriate Housing; and**
2. **Establishes an Ageing in Place Units Working Group comprising of Cr _____, Cr _____, Cr _____, Director Corporate and Community, Manager Community Capacity and Manager Technical Services to assist with development of the project.**

Attachment:

Copy of the Draft Grant Funding Agreement has been provided under separate confidential cover, as per Local Government Act 1995 s5.23 (2)(c).

Background:

In July 2016 the Shire was advised that surplus funding was available within the Department of Regional Development, through Royalties for Regions, Southern Inland Health Initiative (SIHI)

Stream 6 funding – Residential Aged Care and Dementia Investment Program, and was invited to submit an Expression of Interest (EOI) to use the funding if there was a project identified that met the criteria. Using information from the Councillors' Workshop held in June 2016 an EOI was submitted.

The EOI was accepted in October 2016 and the Shire was invited to submit an application in the Building Capacity to support Ageing in the Community Initiative which was completed in November 2016.

This application was approved in December 2016 with several variations. A meeting was held between the WA Country Health Service, SIHI Grant Manager and the Shire on Wednesday, 4 January 2017 to discuss the Grant Agreement Conditions and variations.

A signed Grant Funding Agreement is required by Monday, 23 January 2017.

Officer's Comment:

The original application applied to build sixteen units at 2 Henry Road, Port Denison, however only a portion has been approved with the Shire committing to build a minimum of six x 2 bedroom units.

The target audience for the Grant Funding Agreement is 'People over 55 years' and the units will be designed for people with disabilities and dementia with a communal area. Concept designs will be for approximately twenty units to utilise the entire block of land, however construction for this funding will be for at least six units.

The original application also sought to complete a Community Housing Analysis which this funding would not support. The outcomes from the Councillor Workshop identified:

- a) Lobbying effort for Blake House to be renovated and expanded;
- b) Community Housing for the over 55's age group to be pursued with the design to include disabled access; and
- c) Residential Facility to be developed as a long term goal for the Shire of Irwin.

As this project identifies items b) and c) the Officer believes there is no need to develop the Community Housing Analysis for item a), with WACHS stating at the 4 January meeting that the future is for ageing in place facilities.

It is recommended within this report to establish an 'Ageing in Place Units Working Group' who will assist with the development of the consultants request for quote, designs, consultation and tendering process.

Broad community consultation during the development of the Shire of Irwin Strategic Community Plan 2012-2022 found that the provision of aged person homes was very important to the whole community; however, this aspect received a low satisfaction level from community members at that time. The provision of affordable housing was also rated as a high priority with low satisfaction in the community.

The Shire of Irwin Community Development Plan 2014-2019 outlines an objective: 'to provide a choice of accommodation for seniors to allow aging in place', indicating that this aspect was still a high priority during the development of that Plan which lead to outcome 3.3.1 of the Community Strategic Plan Partner with providers to develop ageing in place accommodation and facilities.

In 2014 Pracsys conducted a Draft Housing Market Analysis for the Mid West Region in conjunction with the Department of Housing, the Mid West Development Commission and LandCorp. The town profile done as part of this Analysis stated Dongara had shortages in low to medium priced houses with less than four bedrooms. The consultation showed that this is due to

low-income seniors looking for aged-care dwellings of two bedrooms. Development in that area is a major priority for ensuring the accommodation needs of Dongara are met.

Stakeholder Engagement:

The Community Development Plan 2014-2019 outlines an objective: ‘to provide a choice of accommodation for seniors to allow aging in place’, indicating that this aspect was still a high priority during the development of that Plan.

Consultation completed from the Shire’s recent Age Friendly Communities Plan noted approximately three quarters of survey respondents (74.75% of 99 respondents) indicated that they would be “interested in living in an independent living community that offers medium and high care services within the Shire of Irwin in the future.”

Several letters and meetings with private aged accommodation providers has occurred with companies such as Hillcrest and Juniper. Meetings and a workshop with Councillors, WA Country Health Service Mid West and the Dongara Eneabba Mingenew Health Service.

Identified within the Midwest Health District Service Plan:

The community expressed a need for more options to ‘age in place’ in Dongara and there is a growing elderly population;

There are six aged care beds at Dongara MPS which is not meeting the currently level of demand for Dongara hospital.

Financial/Resource Implications:

Land at 2 Henry Road, Port Denison plus \$129,800 inclusive of GST which includes Project Management, Planning Approvals, advertising, and administration costs.

Statutory Environment:

National and State Construction and Building Codes noting that they include the requirement for compliance with the Occupational Safety Health Act and the Disability Discrimination Act.

Building Act 2011

Residential Tenancies Act 1987

Planning and Development Act 2005

Local Government Act 1995

Policy Implications:

E4 Use of Common Seal

C5 Community Engagement and Public Consultation Policy

Risk Implications:

The likelihood of financial risk arising from signing the Grant Funding Agreement for Aged Appropriate Housing is expected to be unlikely and the consequences would be major. Therefore the overall risk is moderate.

Strategic Implications:

Strategic Community Plan 2012 - 2022

Strategy 3.1 High quality and well maintained community infrastructure.

Strategy 3.3 Increased availability of aged care facilities.

Strategy 4.1 A well informed and engaged community.

7. CLOSURE

There being no further business, the Presiding Member declared the meeting closed at
_____.