

# STRATFORD DISTRICT COUNCIL

<b>SECTION: PROPERTY</b>	
<b>POLICY: <u>HOUSING FOR THE ELDERLY</u></b>	
<b>RESPONSIBILITY:</b> Operations	<b>REVIEW DATE:</b> December 2007
<b>VERSION:</b> 1	<b>APPROVED DATE:</b> 14 December 2004
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## **BACKGROUND**

The Stratford District Council administers housing units to accommodate the elderly of the district. The ten units are located on the corner of Page and Portia Streets, six were financed with Housing Corporation Funds and four from the Elsie Fraser Bequest. The Elsie Fraser Bequest was left to the Stratford Borough Council for the establishment of housing units for the less affluent elderly people of Stratford.

The ten units were built between 1989 and 1991. Since the units were built the Elsie Fraser Bequest accumulated sufficient funds to purchase two of the existing pensioner units. The current status is that there are six Elsie Fraser units and four pensioner units.

The units have a single bedroom and are therefore only suitable for occupation by one person.

The units are suitable for persons who are relatively able-bodied and can look after themselves.

The purpose is to provide affordable housing for the elderly in an environment that is attractive, safe and healthy.

## **POLICY**

The units will be let to persons who are 55 years of age or older and are in receipt of a national superannuation, war pension or invalid's benefit.

Preference will be given to those who are living, or have lived in the district or have immediate family living in the district.

The tenancy will be subject to the Residential Tenancies Act 1986, which requires that the attached tenancy agreement is signed on the letting of the unit.

Rent is set each year as per Council's Fees and Charges Manual which is reviewed annually as part of the LTCCP or Annual Plan process.

Vacancies are filled from a waiting list register which is based on date of application and need.

Preference will be given to persons:

- Who have a genuine housing need and do not own a house of their own.
- Or whose total assets including cash, investments, house and property, but excluding car and chattels, which upon realisation, do not allow the purchase of a conveniently situated dwelling, of similar size and construction as the pensioner units and making every endeavour to sell their house.

Rental payment is to be paid in advance preferably fortnightly by direct credit to Council's bank account.

The tenant shall not transfer or sublet the tenancy.

Council will only enter the premises with the tenants consent, in an emergency or in accordance with the Residential Tenancy Act 1986.

No domestic animals or birds are to be kept on the premises.

Carports are available on four units only.

Council will maintain the buildings, paths, fences, carparks, wall and floor coverings, stoves (including replacement elements) and telephone jacks. It also maintains the lawns and gardens, but tenants are encouraged to maintain the gardens around their units. Council will pay the rates and insurance on the buildings.

Tenant's to supply all furniture including refrigerator, washing machine etc. curtains, drapes or blinds, telephone and chattels including light bulbs. The tenant is to organise for connection and to pay for electricity and telephone charges and television aerial if required. Units must be kept in a clean and tidy condition. The tenant is required to make his/her own content insurance arrangements.