



KEMPSEY
Shire Council

DIRECTOR SHIRE SERVICES REPORT

11th April 2006

DSS5 HOMES FOR THE AGED
FILE:LA1800 CC:LA3435 JMC {Folio No. *}

SUMMARY:

Reporting on a proposal to increase the rent payable at the Homes for the Aged.



DESCRIPTION:

At present Council charges the following rents for units at Council's Homes for the Aged.

Leith Street single units	\$138 per fortnight
Leith Street single unit – 2 occupants	\$150 per fortnight
Leith Street double units	\$168 per fortnight
Tozer Street	\$126 per fortnight

It is proposed that the rent payable for the units be increased per fortnight to the following amounts:-

Leith Street single units	\$142 per fortnight
Leith Street single unit – 2 occupants	\$154 per fortnight
Leith Street double units	\$172 per fortnight
Tozer Street	\$130 per fortnight

The rents are generally reviewed annually by Council. It is suggested to increase the rentals by \$4 per fortnight to ensure current level of maintenance continues. Many of the tenants are eligible to apply for Centrelink Rental Assistance that significantly reduces the fortnightly rate.

Sixty (60) days written notice is required to be given to any tenants if the rent is to be increased. This notification will result in the new rental rate starting to be collected after the 1st July 2006.

The 14 Boronia Gardens Aged Units at South West Rocks and the 8 units at 9 Jack Williams Crescent, West Kempsey, are jointly owned

by Council and Office of Community Housing, where the rent is 25% of the tenant's assessable income. These rents are reviewed in May and November of each year.

REPORT IMPLICATIONS:

- *Environmental*

There are no environmental implications arising from this report.

- *Social*

This is seen as a minor impact on the tenants.

- *Economic (Financial)*

The financial implication of the following recommendation would be increased rental income for aged units of \$3,120.00.

- *Policy or Statutory*

There are no Policy or Statutory implications arising from this Report.

- *Acting Director's Review*

Council is urged to support the Recommendation.

RECOMMENDATION:

That the rental payable be increased as follows:

Leith Street single units	\$142 per fortnight
Leith Street single unit – 2 occupants	\$154 per fortnight
Leith Street double units	\$172 per fortnight
Tozer Street	\$130 per fortnight

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A P Vermeulen
Acting DIRECTOR SHIRE SERVICES