



KEMPSEY
Shire Council

DIRECTOR CORPORATE AND COMMUNITY SERVICES REPORT

11th December 2007

DCCS13	AGED CARE ACCOMMODATION
	FILE: LA19692, LA1800, LA3435, LA20868 KEO
	{Folio No. *}

SUMMARY:

Reporting on the progress of the disinvestment of Council's Aged Care Accommodation

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BACKGROUND:

Council resolved on the 27th February 2007 with respect to the possible sale of the Aged Units to Department of Housing: -

"That the possible sale to the Department of Housing be followed up".

Council further resolved on the 20th March 2007: -

"That the General Manager be authorised to negotiate with interested organisations on the sale of Council's aged care units.

That if parties are interested then market evaluations be obtained for all properties".

During the investigations of Council's Aged Care Accommodation an auxiliary report was presented to Council 11th September 2007 concerning an additional property of Lot 201 DP 881786 71-73 Leith Street at this meeting Council resolved: -

"That Council commence negotiations with the Department of Housing for the sale of Councils interest in Lot 201 DP881786, 71-73 Leith Street West Kempsey".

Valuations have been sourced for the Council properties located in Leith Street and Boronia Gardens. The Tozer Street premises are currently being assessed by Council solicitors who are submitting possessory title applications.

On the 17th October Council met with the Regional Manager, Office of Community Housing to progress the potential sale of the Aged Care Units to the Department of Housing. Following this meeting a site inspection was held at Leith Street and Boronia Gardens.

The Department expressed an interest in the units and sought a further inspection with the Executive Officer of Community Housing Mid North Coast to attend. This inspection was undertaken on the 26th October 2007.

On the 7th November 2007 Council's financial information on the operation of the units was forwarded to Community Housing for review.

The Department of Housing is currently seeking their own valuations on the properties. Following receipt of these valuations the Department and Council will enter negotiations.

REPORT IMPLICATIONS:

- *Environmental*

Nil

- *Social*

The Department of Housing is committed to providing affordable housing for the aged and disabled. Their interest in Council properties ensures there are no detrimental impacts on existing tenants.

- *Economic (Financial)*

Nil

- *Policy or Statutory*

No policy implications

- *Director's Review*

Steady progress has been made with the Department of Housing in negotiating the divestment of Council's interest in the Leith Street and Boronia Garden properties.

RECOMMENDATION:

That the progress on the sale of Council's Aged Care Accommodation be noted.

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G B Snape
DIRECTOR CORPORATE AND COMMUNITY SERVICES