



CUMBERLAND
CITY COUNCIL

Seniors' Unit for Independent Living Policy

AUTHORISATION & VERSION CONTROL

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Policy Owner	Director Community & Culture
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BACKGROUND / INTRODUCTION

Cumberland City Council owns and manages a number of self-care units which are tenanted to eligible residents aged 55 years and over at a subsidised rental charge. The units comprise of studios and one bedroom units which provide affordable and accessible accommodation for local seniors who are able to live independently and considered disadvantaged in the open housing market.

PURPOSE

The purpose of this policy is to provide a framework for the management of Council's Seniors' Units for Independent Living in the Cumberland area.

SCOPE

This policy applies to Council's seniors units for independent living.

All Councillors, Council employees, contractors and consultants are responsible for implementing this policy.

DEFINITIONS

Senior: A person in receipt of an Aged Pension or aged over 55 years old.

Independent living: Physically and mentally capable of living independently and of sustaining a successful tenancy.

POLICY STATEMENT

This policy provides a framework to:

- Ensure fair and equitable access by eligible, senior residents to affordable rental accommodation in the Cumberland area;
- Ensure Council's Seniors Units for Independent Living are managed consistently and without bias;
- Respond consistently and promptly to all complaints of unlawful behaviours, activities or living conditions, and undertake proactive investigation of such complaints, in accordance with legislation.

REQUIREMENTS

1. All potential tenants must be assessed to ensure they meet the eligibility criteria as outlined in Council's Seniors' Units for Independent Living - Rules and Regulations ('Rules and Regulations'). Priority will be given to eligible applicants who are at risk of family

violence or becoming homeless.

2. Council exercises the right to use its discretion to allocate a unit in the circumstance of an applicant in severe difficulty who does not meet all of the eligibility criteria for the units.
3. Council exercises the right to allocate a one bedroom unit to a single person if there are no studio units available and no eligible applications for a one bedroom unit.
4. Council will regularly implement and review the Rules and Regulations for the seniors units' to ensure management practices are fair, equitable and transparent.
5. All residents of the units will receive a copy of the Rules and Regulations and will be consulted regarding future amendments as appropriate.
6. Translated versions of the Rules and Regulations will be available in the top three community languages spoken in Cumberland.
7. Rental charges will be reviewed annually in accordance with Council's Fees and Charges.
8. Tenants must obtain prior approval from Council to keep an animal on the premises and must abide by the conditions of the Pet Guidelines as outlined in the Application for Allocation of Seniors Units.
9. Council will conduct an inspection of each unit once every 6 months (twice a year). If the unit passes inspection, the tenant will remain on their existing tenancy agreement.

RELATED LEGISLATION

- NSW Residential Tenancies Act 2010

RELATED DOCUMENTS AND COUNCIL POLICY

- Cumberland City Council Seniors' Units for Independent Living: Rules and Regulations
- Residential Tenancy Agreement - Cumberland City Council Seniors' Units
- Cumberland City Council Application for Allocation of Seniors' Units (Including Pet Guidelines)
- Cumberland City Council Seniors' Units Independent Living Skills Assessment Form
- Cumberland City Council Seniors' Units Medical Assessment Form