

5.13 Hyde Retirement Village

Objectives

To encourage healthy ageing, continued independence and freedom of choice in the community by providing Bassendean seniors with access to affordable, strategically located retirement village style accommodation.

Strategies

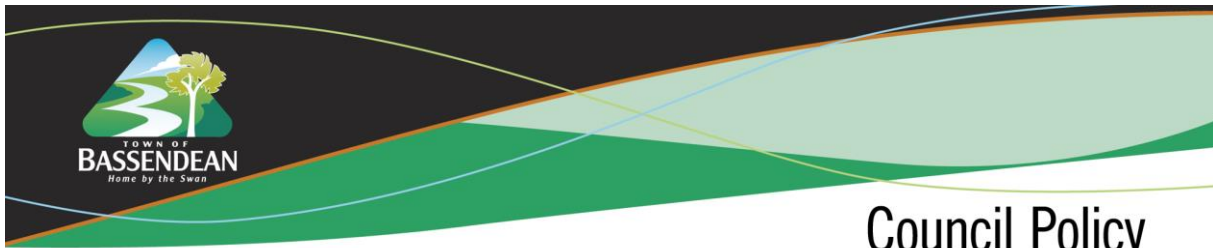
The Town of Bassendean recognises that it has a higher proportion of its population, with one in eight residents having reached the age of 65 years, than the average for the Perth Metropolitan Area. Council also acknowledges that elderly people are valued members of our community who have made, and continue to make, a variety of contributions to the social, economic and cultural life of the Town.

Council believes strongly that our aged residents are entitled to maintain their independence and continue to be active participants in family and community life. To support this principle Council provides a range of support services aimed at assisting residents to remain in their family homes for as long as possible. In addition Council seeks to provide greater freedom of choice for residents requiring alternative accommodation by operating the Hyde Retirement Village.

The provision of independent living accommodation at the Hyde Retirement Village in James Street is an important component of Council's strategy to support healthy ageing, foster continued independence and encourage freedom of choice in the community. It is also an acknowledgement that many long term residents of the Town of Bassendean have a strong desire to remain in the area when they can no longer live in the family home rather than having to move away from established friends and social networks.

Legislative Requirements

Council accepts its obligations under the current Retirement Villages Legislation, Regulations and related Acts and undertakes to operate the Hyde Retirement Village strictly in accordance with their requirements.



The Town of Bassendean will have operating procedures for the Hyde Retirement Village that includes consideration to:

- Residents' Rights;
- Allocation of Units;
- Resident Participation in Management and the Disputes Committee;
- Termination of Residential Contracts; and
- Independent Living.

Financial Management and Planning

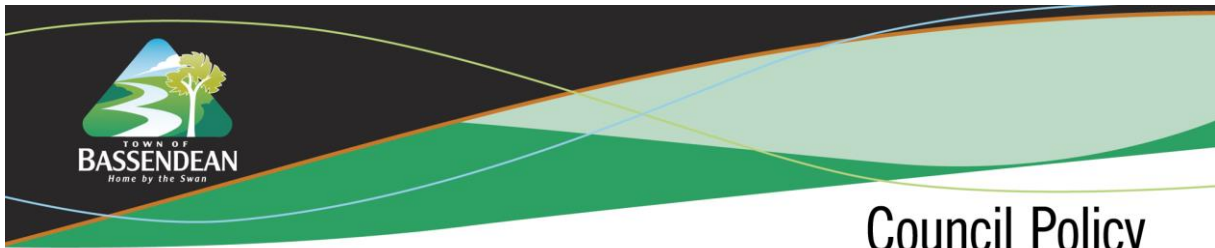
Council's financial management of the Hyde Retirement Village is aimed at creating self-sufficiency for the Village and generating surplus funds to provide for the major maintenance and refurbishment of the Village in the future and to develop further aged accommodation in the Town. To achieve this Council seeks to achieve fair and equitable fee structures, which are comparable with other local governments and the non-profit sector, and which do not create undue financial hardship to Village residents.

To achieve this objective income is to be generated by the levying of a fortnightly maintenance fee, retention of a percentage of residents' in-going fees and from interest earned on retained funds and residents' fees held in trust.

The fortnightly maintenance fee is levied to cover Village building and grounds maintenance, insurance of buildings, water and sewerage rates, removal of rubbish, bank charges, security lighting, administration and audit fees and incidental expenses as well as contributing to future refurbishment of the Village.

In-going fees retained are to be set aside to provide for asset depreciation and to contribute to major Village refurbishment and the future provision of aged accommodation in the Town. Interest earned on deposits is to be used for HRV running costs, maintenance and refurbishment or further aged accommodation at the discretion of Council.

The level of maintenance and in-going fees for Hyde Retirement Village will be reviewed annually by the Council in the budgetary cycle to ensure that the stated financial management aims are being achieved.



Council Policy

Application

Responsibility for the implementation of this policy rest with all Councillors, staff, volunteers and contractors of the Town of Bassendean. The Chief Executive Officer will report on the commitment of the Town to social justice through the annual report. The Policy is to be reviewed every three years.

<p>Policy Type: Council Policy</p> <p>Link to Strategic Community Plan: Inclusiveness, Lifelong Learning, Health and Social Wellbeing –</p>	<p>Policy Owner: Director Community Development</p> <p>Adopted OCM-8/4/99</p> <p>Last Review Date: March 2014</p> <p>Version 1</p> <p>Next Review due by: December 2016</p>
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