



## DISTRICT COUNCIL OF LOXTON WAIKERIE

### Loxton Retirement Village Policy

<b>Policy Identification:</b>	Loxton Retirement Village
Policy type:	Finance
Summary:	The policy guides the current operations and future direction of the Loxton Retirement Village.
Record number:	
Date of adoption or approval:	19 September 2014
Last review date:	17 November 2017
Date of next review:	Once in each term of Council (every 4 years)
Authorisation:	Council
Responsible department:	Executive
Responsible officer (s):	Chief Executive Officer
Review officer:	Manager Corporate Services ; Loxton Retirement Village Administration Officer
Consultation required:	
Relevant references:	
Delegations:	
Legislation:	Local Government Act 1999 Retirement Villages Act 1987
Related procedures:	
Related policies:	Use of the Capital Reserve Policy

#### 1. Purpose

The purpose of this policy is to guide the current operations and future direction of the Loxton Retirement Village Complex (the Village) through recognition of the reasons and objectives for the original establishment of the Village together with providing clarity on the current objectives of Council from its operation

As importantly, the articulation of the policy objectives and Councils ongoing commitment to the sustainable operation of the Village will also provide security of tenure and clarity to the residents of the Village.

#### 2. Strategic reference

*Community leadership; strategy 2.1.1: undertake decision making that is transparent, timely and responsive to community needs, whilst maintaining a clear focus on the long term goals of the community.*

*Provision and maintenance of infrastructure, assets and facilities; strategy 3.3.2; examine opportunities to develop, maintain or rationalise Council owned assets and facilities based primarily on strategic objectives, assessment of risk (if any), usage, spread of potential benefit and community well being.*

*Strengthen our Community through the provision of Cultural, Recreational and Community Services strategy 5.3.3 – facilitate community needs in areas such as aged services and accommodation, childcare and preschool support, public transport, access to services and health care*

### **3. Historical context of the establishment of the Village**

In the early 1990s there were no retirement village options within the Loxton district which meant those seeking this style of accommodation had to leave the district and in doing so stretch their family and social connections.

In order to provide an option to retain population within the district, the former District Council of Loxton established the first independent living units in what is now known as Peter Jackson Court to provide quality affordable accommodation to those approaching their senior years and also importantly as recognition of their input to the community throughout their working lives.

The Village concept was one of an open style, not gated, to ensure that residents of the Village could move seamlessly to community facilities, with the Village grounds to reflect Loxton's "Garden City of the Riverland" status

The operation of the Village was to be self sufficient, meaning whilst it was owned and financially underwritten by the Council, its operation was not to have a negative financial impact on the ratepayers of the district

Council established a committee constituted under the Local Government Act to focus on the management of the Village and ensure compliance with the requirements of the Retirement Villages Act.

### **4. Current Objectives**

The District Council of Loxton Waikerie acknowledges the original aims of the former District Council of Loxton in the establishment of the Village and continues to strive to deliver outcomes consistent with those predominately social aims

With the Village now consisting of 100 independent living units in four "courts" covering 6.28ha, some of which is vacant and reserved for possible future development, Council has an additional and complimentary objective to ensure that the operation of the Village provides a positive financial return to Council that is comparable to its market segment and is an increasing economic stimulus to the wider community

Council's day to day operation, excluding capital projects, of the Village is still managed on Council's behalf by a committee constituted under the Local Government Act..

Council has developed policies to guide the various aspects of the operation of the Village and these are publically available to the Village residents and wider community to ensure transparency in operation and consistency in decision making.

## 5. Measurement of outcomes against objectives

Councils social objectives are measured by periodic surveys of the residents, numbers of complaints forwarded to the Administration Officer and feedback from the Annual Residents meeting.

Councils economic objectives are met through the economic multiplier effect of continued encouragement to use facilities and shops available within the community and that these are not provided within the Village.

Council shall, from time to time, develop key performance indicators to ensure that progress is being made in meeting these strategic goals.

Marketing the Village outside of the primary catchment area in order to attract new people to the Village is an added economic benefit that is regularly monitored, which together with local demand, drives decisions for the development of additional units

Local employment is generated through a groundsman / caretaker position along with local trades required for specialised maintenance and periodic refurbishment of the Village

Additionally the surplus financial capacity generated by Councils sustainable operation of the Village is available for use by Council to advance identified projects within the wider community

Council regularly reviews the policies that guide decision making for the operation of the Village. At least once in every four year term of Council an independent review the financial model and imbedded assumptions will be undertaken to ensure actual experience is compared against said assumptions and that the Village is in a long term financially sustainable position

## 6. Availability of policy

This policy will be available for inspection at the Council Offices at Loxton or Waikerie during ordinary business hours.

Copies of this Policy will also be available from Councils website [www.loxtonwaikerie.sa.gov.au](http://www.loxtonwaikerie.sa.gov.au) or postal copies may be obtained from the Council Office free of charge.

## 7. Document history and version control

Date	Version	Authorisation	Amendment details
19/09/2014	1.0	Council	First version
17/11/2017	2.0	Council	Amendments noted: Review period extended Clarification of the role and scope of the Loxton Retirement Village Committee Addition of key performance indicators and document history and version control protocols