



SHIRE OF KONDININ HOUSING & BUILDING COMMITTEE

MINUTES OF MEETING HOUSING & BUILDING COMMITTEE

held at 9.30am on Wednesday 29th March 2023 at
Kondinin Council Chambers

David Burton
CHIEF EXECUTIVE OFFICER
29th March 2023

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Order of Business

1. DECLARATION OF OPENING/ ANNOUNCEMENT OF VISITORS

The Chairperson, Cr Kerrie Green, welcome those present and declared the meeting open at 9:32AM.

2. RECORD OF ATTENDANCE/APOLOGIES

Councillors:	Cr K Green (Chairperson) Cr D Pool	Cr T Mulcahy Cr B Browning
Staff:	David Burton (CEO) Tory Young (MPA)	Leandré Genis (ESO)
Apologies:		

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RESOLUTION:

Moved: Cr Tom Mulcahy

Seconded: Cr Darren Pool

That the minutes of the Housing & Building Committee Meeting held on the 30th August 2022 be confirmed.

Carried: 4/0

4. REPORTS OF MEMBERS AND OFFICERS

4.1 10-YEAR HOUSING PROGRAMS

Applicant: Shire of Kondinin
Author: Manager of Planning and Assets – Tory Young
Responsible Officer: Chief Executive Officer – David Burton
Disclosure of Interest: -
Date: 23rd March 2023
Attachment(s): Long-Term Housing Development Plan – Working Copy
 10-Year Housing Maintenance and Capital Work Plan (as amended)
 Supporting WACHS Documentation

RESOLUTION

Moved: Cr Bruce Browning

Seconded: Cr Tom Mulcahy

That the 10-Year Housing Maintenance and Capital Works Plan and the 10 Year Draft Shire Building Maintenance and Capital Works Plan be noted for consideration in the Long-Term Planning for the Shire; and

That the 10-Year Housing Replacement Plan and 10 Year Draft Shire Building Forward Plan be noted as working documents for consideration in the 2023/2024 Budget and the Long-Term Planning for the Shire with priority given to WA Country Health housing.

Carried: 4/0

SUMMARY

To provide information on the current and projected requirements for addressing housing demand in the Shire.

BACKGROUND

At the previous Housing Committee Meeting held on the 30th August 2022 the officers provided a detailed summary of each dwelling, including location, date of construction, actual and projected short-term expenditure and rental arrangements, together with information on the management of the Shire's housing stock and comparisons with like Shires.

Current Shire Housing Stock

The Shire of Kondinin has a total of sixteen (16) houses that are dedicated to Shire staff (11 houses), contractors (3 houses) and currently two (2) houses that are rented to state government agencies. Three (3) of the houses are located in Hyden and the remaining thirteen (13) houses are located in Kondinin. A summary of the houses is detailed in the Long-Term Housing Development Plan attached to this report.

The Shire's housing stock varies considerably in terms of date of construction, condition and composition, with the majority of housing stock in fair to good condition. The oldest of the Shire's houses was constructed in 1969 and the most recent house was constructed by the Shire in 2018 at No. 41 Repacholi Parade, Kondinin.

Most of the Shire's houses are occupied by single or up to a maximum of three (3) family members, except for one household with a larger family.

This family has one of the smallest houses and it is recommended that this family can be accommodated with a larger dwelling from the Shire's existing housing stock in the short term.

The Shire have been approached if they would be willing to sell No. 43 (Lot 284) Repacholi Parade, Kondinin. It is recommended that Council pursue this option to provide the necessary capital to invest in additional housing stock to match current demand.

Strategic Implications

Whilst providing housing is not a local government's core business, housing is listed as a key strategic priority in the Shire's Community Strategic Plan 2022 – 2023 as per the extract below and as detailed within the Strategic Implications of this report.

"Strategic priorities

Emerging issues raised by community members at the various engagement forums:

Access to quality housing and diversity of housing."

Mr David Burton left the meeting at 9:36AM and returned at 9:38AM.

Broader Housing Issues and Needs

In recent years the Shire of Kondinin has been approached by various public and private entities in relation to the provision, management and access to housing, particularly in the town site of Kondinin. Changing demographics of workers, with more choosing to 'drive in and drive out' and the reduction in government and private entities wishing to construct and own housing stock in the regions, together with volunteer fatigue in local community groups, has resulted in heightened emphasis being placed on regional local government authorities to invest in providing housing stock to support their local communities.

Western Australia Country Health Services (WACHS)

The Shire of Kondinin is very fortunate to house a hospital and a resident doctor within its municipality. Over the years the staffing demographics at the Kondinin Hospital have changed to the extent that of the 30 – 40 staff that are required to staff the hospital up to 80 to 90% live outside the district hence requiring accommodation.

With the old nurses' quarters no longer considered suitable for agency workers, and the two GROH houses back to being used by the Kondinin Primary School, the Hospital is actively looking into alternative arrangements, which currently includes a periodic lease with the Shire of No. 76 Graham Street, a 3-month lease of one of the Shire's Caravan Park Chalets and a 3-month lease of a local Air B & B. These are obviously just short-term measures to meet the current situation, where medium-term solutions are required as a matter of urgency to ensure that the staffing of the hospital can be met.

The Kondinin Hospital has advised to address current and projected housing needs and to attract more permanent staff employees they required four (4) 2-bedroom x 2-bathroom dwellings and one (1) 3-bedroom x 2-bathroom dwelling.

Local Community Entities

Local community entities have approached the Shire about the management and ownership of their housing stock.

In 2022 a meeting was held with representation from community groups from both Hyden and Kondinin to discuss their respective housing stock illustrating common concerns and issues in the management of these units in the future. Currently, the respective bodies continue to manage their housing stock separately, with further investigations for other options continuing to be explored.

Private Enterprise

Private entities have approached the Shire looking for rental accommodation, particularly in Kondinin. One option presented was for the construction of additional chalets at the Kondinin Caravan Park, which can be explored further. Others have asked about the availability of 2 x 2-bedroom style accommodation to meet the demands of 'drive in and drive out' workers.

Recommended Way Forward

The Shire Officers have prepared a Housing Replacement Plan as a starting point to provide a framework to guide Council in providing good quality and suitable housing for current and future Shire needs. Key recommendations outlined in the Housing Replacement Plan suggested being considered by this Committee and by Council as a matter of priority in the 2023/2024 financial year are as follows:

- 1) Consider entering an investor partnership with the Western Australia Country Health Services (WACHS) for the construction and/or purchase of up to four (4) dwellings to service staffing demand at Kondinin Hospital;
- 2) Consider the construction of an additional dwelling at the vacant lot on No. 39 (Lot 282) Repacholi Parade, Kondinin for Shire employees within the 2023/2024 financial year; and
- 3) Consider the sale of No. 43 (Lot 284) Repacholi Parade, Kondinin

REPORTING OFFICER'S COMMENT

The purpose of this meeting and supporting documentation is primarily for this committee to look strategically at the Shire's housing stock and the housing needs of the broader community and consider the recommendations of this Agenda Report and the Housing Replacement Plan attached to mark out a way forward on this matter.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Nil

PUBLIC CONSULTATION

Nil

FINANCIAL IMPLICATIONS

The proposed program relies on funding being made available and any reduction found in grant funding would impact the proposed programs and the final actual program(s) scheduled.

STRATEGIC IMPLICATIONS

Shire's Strategic Community Plan 2022-2032

1.2 Facilitate and advocate for quality health services, health facilities and programs in the Shire

Local health facilities, visiting allied health and volunteer health services are retained

2.4 Housing meets existing and future community needs for families and workers

Shire housing stock is well maintained and expanded upon

We advocate for improved State Government and Public Housing stock

VOTING REQUIREMENT

Simple Majority

5. CLOSURE OF MEETING

Being no further business the meeting was closed at 11:13AM.