

LOCAL ALLOCATION STRATEGY

Smoke-free complexes

LAS #:	2014-2	Established:	29/9/14	Last amended:	29/9/14
Properties:	1-8/1 Nana Street, Brunswick Heads	Details:	8 x 1 bedroom units % of all NCCH accommodation 0.9%		
Objectives:	<ol style="list-style-type: none"> 1. Achieve sustainable communities through improvement of neighbour compatibility and the increased capacity of residents to co-exist amicably 2. Improved health of tenants at this address 3. Reduction of nuisance and annoyance 4. Reduction of NCAT applications 				
Rationale – Current Management Problems:	<p>These properties have been identified by NCCH as historically being allocated to senior residents. Some properties covered by this LAS were initially developed in accordance with NSW State Environmental and Planning Policies (SEPP) that demand restrictive allocation processes that ensure residency is limited to older people and/or people with disabilities.</p> <p>In addition to this location being covered by a local allocation strategy for seniors living the current tenants suffer from a range of serious health issues that are exacerbated by cigarette smoke. Due to a downward shift in community tolerance for second hand smoke and legislation moving to prohibit the locations in which cigarette smoking can occur, coupled with an awareness that some people’s health is impacted by second hand smoke, NCCH identified the need to have accommodation available in locations in which smoking is prohibited.</p> <p>This LAS will ensure that residents in these properties are able to accommodated in such a way so their health needs are not exacerbated by second hand smoke in their own home.</p> <p>This LAS will also ensure that the requirements of independent legal advice obtained by NCCH in 2013 are met, i.e. that NCCH meets its common law duty of care obligations (and also meets the requirements of the Residential Tenancies Act) to take all reasonable actions to minimise the likelihood that its consumers/tenants suffer the effects of “secondhand smoke” .</p>				
Allocation Strategies	<ol style="list-style-type: none"> 1. Allocations to these properties are to be restricted to residents who meet the Seniors Living standard, as specified below: <ul style="list-style-type: none"> • A single person aged 55 years or over (or an Aboriginal person aged 45 years or older) • A couple, where one person is 55 years or over (or an Aboriginal person is 45 years or older) • A 2-adult household, where at least one person is 55 years or over (or an Aboriginal person is 45 years or older) 2. A person with a disability may also be eligible for housing in these complexes, regardless of age. Nominees who are not defined as “seniors”, must have a demonstrated record of being able to successfully co-exist in a medium-density environment, and from the information NCCH is able to obtain about this person, be able to fit into the mix of existing residents in the complex. For this purpose, the client must provide authority for NCCH to conduct reference checks with former landlords. 				

Allocation Strategies (continued)

3. Allocations are subject to this being a non-smoking complex. There is to be no smoking inside any individual unit or on the common area grounds.
4. No allocations will be made to people identifying as being a smoker.

Tenant management & support strategies

1. All new tenants are to be advised this is a non-smoking block and they are requested to advise their visitors of this;
2. All new tenants assisted with these properties must be provided with information about the Non Smoking policies of NCCH, including this LAS during the tenancy establishment process;
3. All new tenants to sign the Additional Term in their lease stating they will not smoke in their unit or on the complex grounds
4. A breach of the lease by smoking in the unit or on the grounds will result in NCCH moving to end the tenancy

Next review

30th June 2017

Outcomes & Indicators

Increased satisfaction from tenants
 Reduced incidence of reported nuisance and annoyance
 Reduce health risks for tenants with a range of medical issues

Approval

LAS approved by the Housing and Communities General Manager

Signed

Date