



LOWER EYRE
COUNCIL

CUMMINS HOMES

INFORMATION BOOKLET

Independent living units located
at 24-30 Tumby Bay Road, Cummins

Managed by District Council of Lower Eyre Peninsula
32 Railway Terrace, Cummins SA 5631
Phone (08) 8676 0400

Email mail@dclep.sa.gov.au Website www.lowereyrepeninsula.sa.gov.au

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HISTORY

The District Council of Lower Eyre Peninsula owns and administers sixteen units at Cummins Homes.

The vision to provide adequate housing for aged people in the district became reality when tenders were called for the construction of eight self-contained units in 1976. The Cummins Homes complex was developed in two stages, with eight units being built in each stage and all units being basically of the same design.

Units were built on land owned by the District Council of Lincoln at Sec 93, Cummins Township. The street address is now 24-30 Tumby Bay Road, Cummins Township.

The contract for building work (Stage 1) was won by Haentschke Pty Ltd of Gawler and work began on 18 April 1977. Haentschke's company was also employed by the Cummins & District Memorial Hospital Inc to carry out major upgrading works in the same period.

The first stage of building was completed in November 1977. The District Council of Lower Eyre Peninsula was the sole owner of the complex and accepted responsibility for the management and control of the facility.

Subsidy was sought from the Government for the building of the second stage of development in 1980.

In 1981 a further eight units were built at a cost of \$300,000. The second stage of building work was contracted to Mr Dave Keenan of Port Lincoln.

Cr Tom Secker was Chairman of the District Council of Lincoln in 1977 when construction began. He was succeeded by Cr John Hayman in 1981. Both Chairmen were keen to pursue the project of the Cummins Homes.

The Cummins Homes concept was wholeheartedly supported by the community as well and without the commitment and generous contribution of time and effort by local people, the project would not have succeeded.

Funding for the Cummins Homes complex was managed as follows: -

<i>Department of Social Security</i>	<i>\$276,000</i>
<i>Capital Donations — Residents</i>	<i>\$120,000</i>
<i>General Revenue — Council</i>	<i>\$104,000</i>

This debt was fully repaid by the end of the 1996/97 financial year. This was only achieved through residents' capital donations and careful administration. The units' viability and financial management was largely due to the conscientious and astute supervision of Mr Steven McCracken, who worked extremely hard to maintain and promote the Cummins Homes.

Mr McCracken maintained a supervisory role in the Cummins Homes on behalf of the District Council of Lower Eyre Peninsula from the inception of the project until the debt was cleared and the financial stability of the Complex was established. He continued the administration and management until 1996.

The District Council of Lincoln assumed responsibility for the management of the complex with the support and in-put of the community through a Committee.

A public meeting was called on 2 December 1981 and held in the Cummins Institute. The community support and pride in the establishment of the Cummins Homes was high, supported strongly by Council.

The first Committee of Cummins Homes Inc was formed at the Public Meeting and comprised voluntary membership and Council representation. The Inaugural Committee meeting was held on 2 December 1981.

Mrs Dorothy E Carr was the first Chairperson of the Cummins Homes Inc Committee. She retained the position of Chairperson for almost three years and continued membership as a voluntary representative of the community for fifteen years.

The Committee comprised six volunteer members of the public and Council representation. Secretarial services have always been provided by Council, and administrative work has been carried out by Council officers.

The Cummins Homes Committee is still involved in the planning and policy setting for the complex.

Mr Jeff Hall was elected Chairperson in June 1984 and kept this position for fourteen years until June 1998 when the role of the Cummins Homes Inc Committee was reviewed. The Committee then became an appointed committee of Council, with specific terms of reference. Mr Jeff Hall was appointed inaugural chairman of that committee and was still chairman in 2005/2006.

The District Council of Lincoln changed its name to the District Council of Lower Eyre Peninsula in October 1987 under the Chairmanship of Cr WR Watkins.

Mr Tom Secker and Mr John Hayman were Chairmen of the District Council of Lincoln throughout the project to provide units for the district. Mr Stan Kessell was District Clerk from 1965 - 1981, succeeded by Mr Steven McCracken in 1981. Mr Peter Blacker was the Member for Flinders at the time the units were built and he actively assisted Council in the planning stages of the development. Peter had a particular interest in Cummins as his "home" town.

These leaders played a key role in initiating and directing the project to provide independent living units for aged/disabled people in the community. The role of the community in "working bees" and general support was outstanding, without which the project could not have succeeded.

Cr John Hayman (as Chairman) constantly encouraged the volunteers.

The Premier of South Australia in 1977 was the Hon Don Dunstan followed by the Hon Des Corcoran in 1978, both leading a Labour Government. In 1979 the Hon David Tonkin became State Premier of a Liberal Government and the Prime Minister from 1975 - 1983 was Malcolm Fraser, with a Federal Liberal Government. Their assistance and support is also acknowledged.

The Cummins Homes Complex was officially opened on 2 May 1982 by the Director of the Department of Social Security, Mr Ron Bain.

Landscaping and planting of lawns was carried out by volunteer community labour. Working bees were called and generously supported by the people of the district.

Mr Joe Cooper was contracted to maintain the communal areas of the Complex in May 1981 until his resignation in June 1995. Joe's son, Mr Brian Cooper, succeeded him in the position of maintenance contractor at that time. Brian resigned in October 2000. He enjoyed his role and was appreciated by all tenants. Both men have contributed greatly to the lifestyle of the tenants at the Cummins Homes.

Mr Barry Harder was appointed to commence duties as the contactor at the Cummins Homes on 5 February 2001 to February 2003. He was succeeded by Mr Colin (Tojo) Mullan from 2003 to 2010 then Mr Neville Round took over from 2010 to 2011, currently the Cummins Work Gang look after the maintenance.

Support from Council Department staff plays an extremely important role in the management of the Homes and their contribution is well appreciated by the tenants.

The first tenant of the Cummins Homes was Miss Esther Dahlitz. She took up residency on 12 December 1977, shortly followed by Mrs Zelma Jericho.

The District Council of Lower Eyre Peninsula has a population of approximately 4,000 people and covers an area of 465,816 ha. Council is proud that people are offered an opportunity to live independently in the area they have always loved - or, to come and live near their families as they get older.

The Cummins & District Memorial Hospital is located near the Complex and the staff has always been extremely co-operative and helpful to tenants.

Council calls for nominations for seven Councillors every four years, the last election being in November 2018. Current Councillors are: -

*Cr J Quigley (Committee Delegate)
Cr W Holman
Cr S Woolley (Committee Delegate)
Cr B Howell
Cr A Tingay
Cr P Mitchell
Cr D Barrowcliff*

The Cummins Homes' internal road and parking areas were sealed in April 2003 and this has added greatly to the convenience of tenants. They no longer have to avoid pot holes or put up with wet and muddy roads; and driving gophers is certainly much easier.

A sprinkler system was installed in 1998 and watering is carried out in accordance with the water restrictions imposed on Eyre Peninsula.

Raised garden beds were an addition to the back of the Units in 2013. With the financial assistance of Bendigo Community Bank and the installation by the Cummins Works Gang this has enabled the tenants to garden with ease. New clothes lines were also added at this time.

Central letterboxes were installed at the front of the complex with the assistance of the Cummins Lions Club in 2015.

Starting in 2014 the bathrooms were renovated at the rate of two per financial year with the support of the Cummins and District Community Bank grants.

During the 2018/19 financial year the kitchens of the 15 units (Unit 7 already previously refurbished), were completely renovated, replacing cupboards, sink and flooring.

All residents and Committee members have contributed to the history of the Cummins Homes Complex. The cooperation and mutual respect between Council and tenants is acknowledged with pride.

The District Council of Lower Eyre Peninsula welcomes all tenants to many years of happy tenancy.

ADMINISTRATION

Cummins Homes Committee

The Cummins Homes Committee generally meets quarterly on the second Thursday of the month at 4.30pm in the Council Chambers in Cummins.

The Committee's Terms of Reference are available on Council's website.

The Committee is made up of the following members:

Mayor Jo-Anne Quigley
Cr Steve Woolley
Mr Brian Treloar
Mr Michael Howell
Mrs Elizabeth Mickan
Mrs Cathy Haarsma
Mr Robert Wedd

Council Administration Team

The following are contactable by calling the Council office in Cummins on 8676 0400, or email mail@dclep.sa.gov.au

Ms Delfina Lanzilli	Chief Executive Officer
Mr Tim Blacker	Director Commercial Operations & Infrastructure
Ms Bonnie Puckridge	Executive Assistant

MAP

Cummins Homes is located at 24-30 Tumby Bay Road, Cummins. Unit 7 is the only two-bedroom unit.



(Tumby Bay Road)

TENANCY & UNIT INFORMATION

Please find relevant community information and an overview of the complex in this booklet. If you have any questions please do not hesitate to contact the Cummins Homes Secretary.

Unit facilities

Each unit is equipped with: -

- Smoke detector (linked to Shield Security)
- Electric stove
- Built-in bedroom wardrobes
- Built-in kitchen cupboards and shelving
- Shower (no bath);
- Reverse cycle air-conditioning in lounge
- Ceiling fan in bedroom
- Floor coverings (carpet in bedroom & lounge, lino in the kitchen)
- Curtains and interior blinds
- External power points
- Rainwater tanks accessible outside of units
- Limited carport space is available adjacent units

Rent

Rent (as per current weekly rates) is paid fortnightly in advance at the Council Office. Arrangements can be made for automatic withdrawals from bank accounts but these arrangements need to be made by each tenant with their bank. Council will provide the details required relating to the account for rent to be paid into, but cannot liaise with a bank on a tenant's behalf.

As at 1 January 2022 weekly rent is as follows:

- One-bedroom Unit: \$164 per week
- Two-bedroom Unit: \$245 per week

Insurance

The buildings and property owned by Council are insured under Council's Insurance Policy.

All personal property and possessions must be insured by the tenant.

Council insures its own property and has its own risk insurance; however Council does not accept responsibility for any loss of personal property by fire, theft, damage or other.

Keys

Each resident is given a set of keys. Duplicate keys are kept at the Council Office for use in the event of an emergency.

Residents are asked not to take copies of their keys unless Council's approval has been given. Council has no objection to family members retaining a duplicate set of keys. Should you lose your keys at any time, please notify Council. Assistance will be given to replace keys or to gain entry to the unit.

Smoke Alarms

Smoke detectors have been installed for the safety of tenants.

The smoke detectors are under a 24-hour-a-day, seven-days-a-week, surveillance.

If the smoke detectors are activated: -

- An immediate response is registered by Shield Security;
- Shield Security rings the tenant;
- If necessary, the Country Fire Service is alerted to attend.

Should a smoke alarm be set off and there is no potential for danger from fire, tenants are advised to open their doors/ windows and allow the fresh air to eliminate the smoke. The alarm will cease when fresh air is restored.

As a safety precaution, no open-bar heaters are permitted in units. If anyone has doubts about the suitability of their personal heaters, please contact Council. Reverse cycle air conditioning is provided in every unit and maintenance is provided by Council.

No candles are to be used in the event of power failure etc. and residents are advised to keep a reliable torch handy in case of lighting problems. No stand-by power is available at the units but power is always restored as soon as possible. The SA Power Networks information service telephone number for power failure is 131 366.

Security lights have been installed for the convenience of tenants. Power and maintenance for these facilities are Council's responsibility.

Smoking

Smoking is not permitted within the Cummins Homes units and is discouraged in public space areas within the Cummins Homes grounds.

Medical Attention

All tenants are encouraged to ensure that their ambulance subscriptions are in order. Council accepts no responsibility for the payment of ambulance or medical charges to any tenant.

Codes of Practice

Visitors

Relatives and friends are welcome to visit and can be accommodated by tenants on a short-term basis. The purpose of the unit is to provide accommodation for the tenant/s that have made application to permanently reside at the Cummins Homes — but from time to time it is expected that a guest of residents may visit on a short-term basis.

A caravan should not be pulled up adjacent a unit. Should guests be visiting a tenant and need to house a caravan, please contact the Cummins Caravan Park via Cummins Takeaway & Deli (8676 2011).

Pets

Pets are not allowed to be kept in the Units or at the complex unless specific approval has been obtained by Council.

Cleaning

Carpets may need to be cleaned professionally from time to time. This needs to be organised by the tenant and is at their cost.

Temporary vacation

If tenants leave the units for a few days or go on holidays, it is advisable that they notify Council. This will allow the hot-water system to be turned off and due care taken of the unit.

It would be appreciated if a contact number could be left with Council for any prolonged absence from the units so that tenants can be advised should an issue arise that needs their attention.

Privacy

A resident's unit is regarded as their own personal space. Only under exceptional circumstances will anyone enter a unit without invitation or specific permission. If access is required, contact will always be made with the tenant or the next of kin nominated on the admission form.

Tenure

No resident of the Cummins Homes shall need to vacate their unit unless:

1. The resident deliberately breaks the rules of the Management Committee despite requests that any unacceptable behaviour ceases;
or
2. The health of the resident deteriorates to the degree where they are unable to meet the independent living eligibility criteria and alternative accommodation is required.

Should a resident choose to vacate the unit or tenancy is no longer required for any other reason, it would be appropriate to give the Secretary at least two week's notice. The Committee recognise that, in some cases, this may not be possible. A resident will never be influenced to remain in the unit if they wish to vacate at any time.

UTILITIES

Telephone

All residents are able to take up the option of having a telephone service in their unit but all costs are the responsibility of the tenant.

Approval can be sought from Council to have a further telephone extension installed in a unit if there is currently only one extension available - but please be aware that this cost will be the responsibility of the tenant.

Telephone Accounts can be paid at the Cummins Post Office.

Electricity

Electricity accounts for each unit are the responsibility of the respective tenant.

Tenants will need to ensure that they arrange power (with the provider of their choice) to be registered in their name on entering the unit.

Public lighting costs are met by Council.

Electricity Accounts can be paid at the Cummins Post Office.

Council Rates & SA Water

All rates, effluent and SA Water charges are met by Council.

COUNCIL SERVICES

Maintenance & Gardening

Any problem relating to the units or maintenance needs to be reported to the Council Office in order to have the situation assessed and rectified. Please do not call a tradesman unless it is to carry out work on a privately owned asset — e.g., television.

Landscaped areas are maintained by Council Works staff.

Residents are able to maintain a small garden section adjacent their unit if they wish.

Arrangements can be made on a short-term basis for assistance from the Council with minor maintenance in individual garden areas.

If you have any concerns, please call or email Council and submit a Customer Request.

Public garden areas are available to be enjoyed by all tenants. Any reasonable interest in the landscaping or gardening is welcomed.

Waste & Recycling Collection

Waste and recycling bins are provided by Council.

Waste bins (red lid) are allocated to one bin per unit.

Waste bins are collected every Wednesday in the early morning so please place your bin on the footpath for collection every Tuesday night.

Recycling bins (yellow lid) are allocated to one bin per unit block (Unit 1 & 2 share, Units 3 & 4 share etc.).

Recycling bins are collected fortnightly Wednesdays in the early morning so please place your recycling bin on the footpath for collection on the Tuesday night.

The first recycling collection for 2022 will occur on Wednesday, January 12 and fortnightly thereafter.

For a full calendar with all bin schedules please visit Council's website.

COMMUNITY SERVICES

As well as the below, vehicle repair, fuel outlets, hardware, gardening and insurance services are also available in Cummins.

Health Services

The Cummins & District Memorial Hospital and Lower Eyre Family Practice are in close proximity to Cummins Homes.

Cummins & District Memorial Hospital	8676 0200
Lower Eyre Family Practice	8676 2210

All arrangements for medical assistance is arranged through the doctor or hospital by the tenant. Council does not become involved in the medical requirements of the tenants.

Postal Service

An outgoing mailbox is available at Cummins Homes for the convenience of residents. The box is cleared daily when mail is delivered. Mail is delivered to the central letterboxes near the outgoing mailbox. The Cummins Post Office can be contacted on telephone 8676 2020 if anyone has any queries.

Limited car-parking facilities are available adjacent to the units for the convenience of tenants' guests. Under-cover parking is also available for tenants.

Meals on Wheels

Meals on Wheels can be arranged if required. The local service is affiliated with Meals on Wheels SA and charges are at the cost of the tenant.

Justice of the Peace

A number of Justices of the Peace are located within the town. Please contact the Council Office if you would like assistance in having a Justice of the Peace call on you.

JPs are also listed on Council's website under the Community tab on the home page.

Cummins School Community Library

The Cummins School Community Library is located on McFarlane Street and has an extensive, educational and recreational range of resources and services available for the school and community

Website: www.libraries.sa.gov.au/cummins

Phone: 8676 2476

Public Opening Hours

Monday:	9am-5pm
Tuesday:	9am-5pm
Wednesday:	9am-5pm
Thursday:	9am-6pm
Friday:	9am-5pm
Saturday:	9am-12pm

Call & Collect Service

The Call and Collect service is available at any time during the day. Phone 8676 2476 with your request and library staff will arrange pickup time and collection.

Resources

- One card system: Any patron with a membership to the Onecard system is welcome to borrow, return and place holds at our Library
- Adult Fiction books, with a diverse range of genres
- Large and extensive collection of Non-Fiction
- Large Print books
- Young Adult fiction
- Junior fiction
- Graphic novels
- Picture fiction
- Board books
- Audio books for all ages
- Literacy packs for pre-schoolers
- Magazines
- Newspapers
- CDs and DVDs
- Local History photographic collection
- Services
- Book Delivery Service: for customers unable to access the library.
- Free Wireless Internet access.
- PC use.
- Colour photocopying, scanning, laminating
- Digital Assist: by appointment, Thursday after 2pm.

Local History

If you would like to know more information about local history, you are welcome to call the library and speak to staff. Alternatively, visit the Local History link on the library's website and then scroll down to Local History tab.

Churches

St Simon & St Jude Anglican Church Light Road, Cummins	8682 4507
St Andrews Catholic Church St Andrew's Terrace, Cummins	8676 2194
St Paul's Lutheran Church Yeelanna Road, Cummins	8676 2933
Western Eyre Uniting Church Bruce Terrace, Cummins	8676 2013

Miroma Hostel

Miroma Hostel regularly hosts social days for anyone interested in attending. Social days include musical entertainment, card days, videos.

Phone: 8676 2488.

Retail Services

Groceries

Grocery items can be delivered from the local IGA supermarket.

Phone 8676 2004.

Chemist

Chemist items can be delivered if required.

Phone: 8676 2057

Home Care

It is possible to arrange for units to be cleaned. The cost for this work is the responsibility of the tenant if arranged on a private basis. Home care services are available through West Coast Homecare.

Phone: 8682 2177

Hairdressers/ Beauty

Shearing Quarters: 8676 2434
Platinum Hair FX: 0428 762 434

Cummins Op Shop

Volunteers also run the Cummins Opportunity Shop, selling second-hand clothes and mixed items, including goods on consignment.

The op shop is located next to the Cummins Takeaway on Bruce Terrace.

Banking

Cummins & District Community Bank is located on Railway Terrace. Telephone 8676 2997.

Travel

Airline flights (REX and QantasLink) operate out of the Port Lincoln Airport and offer a choice of flight times.

Transport

Community access to transport has been made available by the Australian Red Cross. Anyone requiring this service should telephone 8683 0551. This service is available to anyone who requires treatment or transport and does not have access to transport privately.

HELPFUL PHONE NUMBERS

Council	8676 0400
Cummins & District Memorial Hospital	8676 0200
Lower Eyre Family Practice	8676 2210
Cummins Chemist	8676 2057
Cummins IGA	8676 2004
SA Police Cummins Station	8676 2001

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