

Best Practice

Town of Hanley Senior's Housing Complex

CONTACT

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THE PRACTICE

Develop a senior's housing complex in the Town of Hanley in order to enable seniors of the community to live independently, and stay close to family and friends.

THE PROCESS

A report was developed and presented to council. An internal council was then formed to develop a report on planning and cost estimates of the seniors housing complex to present to Sask. Housing. The original idea for this project was to move and renovate existing housing units from the Kenaston Hutterite Colony into Hanley as affordable rental properties. Once research was done, the town administration was to provide a report regarding the estimated capital and operating costs of the project, the projected rental revenue, the financial requirements, and the long term financial viability of the project. An architect and an engineer were contracted for design and consultation and a project manager was appointed and assigned.

There were a number of issues that needed to be addressed through the development process. These included:

- Procurement of land
- Delays in foundation pouring
- Delays in moving the buildings
- Sporadic and inexperienced volunteers
- Increases in the costs of labor and materials
- Difficulties in procuring specialized labor
- Delays in architectural planning

THE RESULTS

Positive results included:

- A select few volunteers worked tirelessly on the project
- The Town of Hanley developed and completed a 12 unit seniors housing complex
- An excellent relationship was developed between the Town of Hanley and the Saskatchewan Provincial Elks

LESSONS LEARNED

- Should have hired an outside project manager. It was difficult to have the town administrator divide time between regular duties and project management
- Local hires are not necessarily the best
- Timelines could have been tightened
- Funding requirements should have been clarified