

STAFF REPORT

TO: Pensioner Housing Subcommittee

FROM: Administration Advisor/Community Services Administrator

REFERENCE: C795

DATE: 11 June 2007

SUBJECT: Draft Policy on Pensioner Housing

PURPOSE/REASON FOR REPORT

To inform the Committee about the submissions received on the Draft Policy on Pensioner Housing.

BACKGROUND

A draft Policy on Pensioner Housing was presented to the Community Services Committee in November 2006. The draft policy outlined its objectives and principles, description and condition of current stock, responsibilities, and policy statement.

The Community Services Committee resolved that the draft be adopted, and that it go through the Special Consultative Procedure.

The draft Policy was duly advertised, as well as widely distributed to those persons or organisations which were considered to have an interest in this policy, and submissions were invited.

Council received 12 submissions, and the majority were supportive of the Policy, and passed their congratulations on to Council.

SUBMISSIONS

Duncan Eddy

Mr Eddy made submitted that surpluses should be dedicated to furthering and maintaining the housing programme; rentals should be reconsidered and revised; pensioner housing should not be sold; agree that more pensioner housing be built; and that Council should devolve responsibility for managing pensioner housing to relevant existing community Groups.

Staff Comment

- (i) surpluses already dedicated to maintenance etc.*
- (ii) The current rent at 80% of market rentals recognises the need to assist the many tenants with low incomes*
- (iii) It is not Council's intention to sell but provision needs to be made for this*
- (iv) Agree to build more where needed*
- (v) Outsourcing of management has been considered in the past but have not shown any financial or other advantages.*

Golden Bay Grey Power

Policy satisfactory provided that "consultation with the local community" does in fact take place, and is seriously considered by Council.

Staff Comment

Agree

Grey Power Motueka

Approve in general, but submit one bedroom flats should be restricted to two pensioners only with guests allowed up to 3-4 weeks; Support non-smoking in cottage and surrounding garden area; no pets be allowed, though status quo for existing pets but not to be replaced; supports reduced rentals; pensioner housing should not be sold if under utilised, such units could be rented to tenants who do not meet the criteria at market rentals.

Staff Comment

- (i) Most cottages have double bedroom and can accommodate a couple*
- (ii) Short term stay for families is allowed*
- (iii) Uncertain as to why Council requires detail of income on an annual basis*
- (iv) Non smoking outside may be desirable but hard to police and could be seen as unfair to tenants*
- (v) Support status quo on pets*
- (vi) The current rent at 80% of market rentals recognises the need to assist the many tenants with low incomes*
- (vii) Cottages have been let on a temporary basis at market rents when unable to find qualified tenant*
- (viii) Happy to extend to six months*

Housing New Zealand

Congratulates Council on development of Draft Policy; supports Principles; eligibility criteria soundly based and comparable to other local authorities; pleased to contribute

towards the LTCCP process and assure Council of their ongoing support as a partner in providing social housing in the Tasman District.

Staff Comment

No comment required

Frances Howard

Supports Policy Statement 7.1 to 7.14, however it is essential that Pensioner Housing remains in control of Tasman District Council to ensure continued wellbeing of both tenants and ratepayers.

Staff Comment

Not Council's intention to outsource at this stage

Leo Hylton-Slater

80% of market rental too high – suggest adoption of Housing New Zealand's rental assessment; does not support the management of flats going outside of council.

Staff Comment

- (i) The current rent at 80% of market rentals recognises the need to assist the many tenants with low incomes*
- (ii) It is our intention to keep management within Council at this stage*

National Council of Women Nelson Branch

Eligibility criteria – support age of 55 years and over as per Nelson City Council, and total assets being raised; no need for a disposal clause; supports new pensioner housing.

Staff Comment

- (i) Agree 55 years of age could be considered*
- (ii) Agree assets should be increased - \$30,000 single \$50,000 double*
- (iii) Not Council's intention at this stage to dispose or divest*
- (iv) Agree could work with Housing New Zealand re tenants*
- (v) Agree in areas where long waiting lists*

Nelson Grey Power Association Ltd

Supports 80% of market rents; strongly object to Council having a partnership dealing with Pensioner Housing.

Staff Comment

- (i) Agree with rentals remaining at 80% of market rents*
- (ii) Agree re building more units*
- (iii) Any partnership arrangement would need to show clear advantages for Council and/or tenants.*

Nelson Tasman Housing Trust

Agree there is a genuine need for long term affordable housing for elderly in Tasman District, and council has role in meeting the need; applaud Council's acknowledgement that there is a wide range of housing needs in area besides housing for elderly and Trust would like to development active partnership with Council to alleviate affordability problem through joint development proposals involving Housing Innovation Fund; asks Council to consider more consistent policy with Nelson City regarding age and asset limits; concerned with disposal clause.

Staff Comment

- (i) Agree with 3 paragraph 1*
- (ii) Any partnership arrangement would need to show clear advantages for Council and/or tenants.*
- (iii) Agree to lower age to 55 and over*
- (iv) Agree to raise asset limit to \$30,000 single, \$50,000 double*
- (v) Council already maintains flats to a high standard, so this would not be an issue (7.12)*

David Ogilvie

Disappointed with brevity of policy and has included suggested policy and budget.

Staff Comment

Ideas from Mr Ogilvie's suggested policy could be added to the Council's Draft Policy if the Hearing Panel considers anything relevant.

John Southwood

Requests any changes to the management of the cottages should involve consultation with local community and existing tenants.

Staff Comment

- (I) 7.14 – agree would be public consultation*

Takaka Senior Citizens Inc

Strongly opposed to Clause 7.12 – Disposal/Divestment. Congratulates Council on way present houses are managed.

Staff Comment

(i) 7.12 – not Council's intention to dispose or divest at this stage

RECOMMENDATION

That the submissions be considered and any relevant points be added or deleted as appropriate from the Draft Policy and that the revised document be put to the Community Services Committee for final adoption.

Sandra Hartley
Administration Advisor

<http://tdctoday:82/Shared Documents/Meetings/Council/Committees and Subcommittees/Community Services Committee/Reports/2007/RCS070627 Report Draft Pensioner Housing Policy.doc>