

# Submission to Christchurch City Council on Draft Annual Plan, April 2008

## Proposed 24% increase in rent for Council tenants

1. At its meeting on March 27<sup>th</sup> the City Council resolved to increase rents for tenants in Council housing by 24%. I object strongly to an increase of this size.
2. I consider that the Council's recent decision should be set aside and that the rental income from housing should be that set out in the Draft Annual Plan 2008-09, page 29, where the budgeted total rents are stated as \$12.924m.
3. I understand that total rents of \$12.924m are an increase of about 2.5%. I do not object to such an increase because I recognise that costs for maintenance are increasing.
4. I object very strongly to the proposed increase of 24% because:
  - (i) Tenants, residents and ratepayers had no warning that the Council was considering an unprecedented rent increase until a day or two before the Council meeting on 27<sup>th</sup> March.
  - (ii) The Council's Social Housing Strategy (June 2007) did not indicate that the condition of the housing stock would require a huge rent increase within a year.
  - (iii) The Council's Long Term Community Plan 2006-2016 indicated rent increases of only about 2.5% a year.
  - (iv) Using rent from tenants to build a fund of \$34m by 2015 is a new policy on which people should be consulted, in accordance with the Local Government Act and the City Council's own policy.
5. I urge the Council to rescind its decision of March 27<sup>th</sup> to increase rents by 24% and to keep to the rental income set out in the Draft Annual Plan with a rent increase of about 2.5%.
6. **Tick one:** \* I wish to speak to my submission at the hearing.  
\* Please inform me of the time of the hearing so that I can attend.

Signature *Mrs. S. E. Equist* .....

Name *Sarah Elizabeth Equist* .....

Address *28 Veronica Pl.* .....

Phone *021 965 2608* .....

To the Housing Manager,  
Christchurch City Council,  
P.O. Box 237,  
Christchurch.

Dear Sir,

## Objection to 24% Rent Increase

I am a tenant of the City Council at 28 Veronica Pl. I have lived here for 16 years.

I have been happy as a Council tenant and I have been grateful to past Councils for building and managing affordable housing for people like me. However, I wish to object strongly to the proposed 24% increase in rent. At present, after paying my rent, I have only \$215 a week to pay for electricity, telephone, food, clothing, medical and other expenses.

I accept that the Council has to increase rents in order to pay for maintenance and upgrades. I do not object to the small increases that the Council has made in the past, but I object strongly to the 24% increase, especially because it is going to build up a \$34m fund that will not benefit current tenants.

I also object to the increase because the years that I have been here no maintenance done as regard footpaths gutters & Tudders. There was promised to stop the visitors & others for speeding. I & others have tripped over footpath & other potholes. Myself I have broken arm & wrist. I urge the Council to abandon the 24% increase and phase in any necessary increase gradually. If the Council does not withdraw its proposed 24% increase, I feel intend to make a formal complaint to the Tenancy Tribunal.

Yours sincerely,

Mrs. D. August  
(signed)

28 Veronica Pl.  
(address)

Bishopdale, Ch.  
(date) 17.4.2008

sad that the elderly people are very neglected in so many ways