

# 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 *Reg McArley*.....

Name *McARLEY Reg Sohana*.....

Address *F/T 25 VERONICA PLACE*.....

Phone ... *3599727*.....

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 25 VERONICA PLACE..... I have lived here for 5 YRS.....

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 \$~~300~~<sup>400-30</sup> 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 FOOT PATHS ALL BROKEN UP  
COLD INSIDE WINTER TIME THREE PEOPLE  
HAVE HAD BROKEN LEGS & ARMS

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 intend to make a formal complaint to the Tenancy Tribunal.

Yours sincerely,

R. Job J. Scanley.....  
(signed)

25 VERONICA PLACE.....  
(address)

.....  
(date)