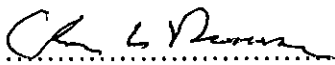


Submission to Christchurch City Council on Draft Annual Plan, April 2008

Proposed 24% increase in rent for Council tenants

1. At its meeting on March 27th the City Council resolved to increase rents for tenants in Council housing by 24%. We object strongly to an increase of this size.
2. We 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. We understand that total rents of \$12.924m are an increase of about 2.5%. We do not object to such an increase because we recognise that costs for maintenance are increasing.
4. We 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 27th 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. We urge the Council to rescind its decision of March 27th 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. We do not wish to speak to our submission at the hearing.

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