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%. 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 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. **I 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. **Tick one:** * ~~I do~~/do not wish to speak to my submission at the hearing.
   * Please inform me of the time of the hearing so that I can attend.

Signature .....

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