

8.7.0

*PROPERTY -
HOUSING*

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
ACTIVITY:	BUSINESS UNIT SUMMARY

Overall Objectives

- To contribute to the community's social and well-being by ensuring safe, accessible and affordable housing is available to people on low incomes including elderly persons and people with disabilities.
- To ensure that the Council's Housing assets are strategically managed in accordance with advanced asset management techniques and best practice for the current and future customers / stakeholders.
- To ensure all properties within the Housing portfolio are fully utilised.
- To ensure that all properties within the Housing portfolio are maintained and upgraded on a progressive basis in accordance with the Asset Management Plans.

Key Changes

Committed Costs (Operating)

- | | |
|---|-------------|
| • Landlord Electricity (General increase in electricity prices plus electric line charge) | \$6,010 |
| • Insurance (Premium rise) | \$51,090 |
| • Rates (Anticipated increase) | \$130,198 |
| • Internal Asset Management Fee (rent review) | \$34,120 |
| • Housing Management Fee (rent review) | \$113,266 |
| • Depreciation (Revaluation for depreciation purposes) | \$1,035,752 |
| • Housing Cost Centre (Increase in MIS usage, staff related charges) * | \$57,625 |
| • Policy Advice and Research (Increase in research and surveys) * | \$12,476 |
| • Tenancy and Support (Call Centre costs, new publications and surveys) * | \$106,872 |

* These changes are a direct result of the reorganisation of City Housing operating practices targeted at ensuring an appropriate, and improved standard of service delivery.

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RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
ACTIVITY:	BUSINESS UNIT SUMMARY

Committed Costs (Operating) approved by Council subsequent to the Council meeting of 16 July 2002

- Bristol Street – new purchase (ongoing operating costs). Refer to ‘Fee Charges’ for the rental revenue. \$48,420

Increased Costs due to Increased Demand

- Alterations to kitchen joinery to allow stove replacement \$306,000
- Depreciation on new stoves \$8,160
- Security Lighting Upgrade (new level of service) \$20,000

Fee Changes

- EPH, Public Rental and Trust Rental (Proposed Fee charges to be set at cost of consumption to ensure sustainability of Housing Fund in perpetuity. Rent review report to be presented to Council for approval before June 2003.) (\$918,930)
- Bristol Street (new purchase) Rental (\$99,060)

New Capital Initiatives and Matching Capital Substitutions

Project	2002/03	2003/04	Comments
New Capital Initiative <ul style="list-style-type: none"> Carpet replacement (new Level of Service) Range replacements Washing machine taps (new Level of Service) 	\$0	\$819,000 \$72,000 \$25,000	
Matching Substitution	(\$0)	(\$0)	
TOTAL	\$0	\$916,000	

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
ACTIVITY:	BUSINESS UNIT SUMMARY

Restructuring of Budgets

Budget provision for five dwellings have been identified as more appropriately being accounted for under the Commercial Property portfolio, to reflect the core ownership drivers as distinct from City Housing.

From - Property Housing			To - Property Asset Management		
	2002/03	2003/04		2002/03	2003/04
	\$	\$		\$	\$
62 Grampian Street	2,585	2,647	62 Grampian Street	(2,585)	(2,647)
1 Blighs Road	863	1,300	1 Blighs Road	(863)	(1,300)
153 Main South Road	(3,937)	(800)	153 Main South Rd	3,937	800
3 Annex Road (demolished)	(20,398)	0	3 Annex Rd (demolished)	20,398	0
General Housing	(6,100)	(6,100)	General Housing	6,100	6,100
TOTAL (Net of Expenses/Revenue)	(\$26,987)	(\$2,953)	TOTAL (Net of Expenses/Revenue)	\$26,987	\$2,953

Four dwellings have been identified as not being essential to the core operations of City Housing. The operational expenses and rental revenue have been transferred to the Non-Operational Property budget while consideration of future options for the properties is undertaken.

From - Property Housing			To - Property Management		
	2002/03	2003/04		2002/03	2003/04
	\$	\$		\$	\$
Dwelling 170 Fitzgerald Avenue	127	2,581	Dwelling 170 Fitzgerald Avenue	(127)	(2,581)
Dwelling 12 Truro Street	(2,533)	(3,251)	Dwelling 12 Truro Street	2,533	3,521
Dwelling 27 Glovers Road	1,058	310	Dwelling 27 Glovers Road	(1,058)	(310)
Dwelling 278 Westminster St	(4,416)	1,834	Dwelling 278 Westminster St	4,416	(1,834)
TOTAL (Net of Expenses/Revenue)	(\$4,289)	\$1,474	TOTAL (Net of Expenses/Revenue)	\$4,289	(\$1,474)

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	OUTPUT SUMMARY

SEPARATE HOUSING ACCOUNTS		2002/2003 BUDGET	2003/2004 BUDGET
		\$	\$
HOUSING			
ASSET MANAGEMENT			
Output : City Housing - Elderly Persons & Public Rental	Page 8.7.2	(2,702,141)	(2,066,711)
Output : City Housing - Partnership Housing (Non GST)	Page 8.7.6	(31,206)	(31,544)
Output : City Housing - Owner Occupier	Page 8.7.10	1,528	2,817
		-----	-----
		(2,731,819)	(2,095,439)
CITY HOUSING - TENANCY AND SUPPORT SERVICES	Page 8.7.11	634,935	741,807
CITY HOUSING - POLICY ADVICE & RESEARCH	Page 8.7.12	75,757	88,233
		-----	-----
NET COST OF OUTPUTS		(2,021,127)	(1,265,399)
CAPITAL OUTPUTS			
City Housing - Elderly Persons & Public Rental	Page 8.7.5	2,048,300	2,007,300
Capital Outputs		4,200	13,200
COST OF CAPITAL EMPLOYED		7,087,954	7,325,945

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

NET COST SUMMARY		2002/2003 BUDGET \$	2003/2004 BUDGET \$
OUTPUT : CITY HOUSING - ELDERLY PERSONS & PUBLIC RENTAL			
NET COST CITY HOUSING - ELDERLY PERSONS & PUBLIC RENTAL	Page 8.7.4	(2,702,141)	(2,066,711)
TOTAL NET COST CITY HOUSING - ELDERLY PERSONS & PUBLIC I		----- (2,702,141) =====	----- (2,066,711) =====
TOTAL FIXED ASSETS PURCHASES	Page 8.7.5	2,048,300	2,007,300

8.7.text.3.i

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY – HOUSING
OUTPUT CLASS:	HOUSING

OUTPUTS

- **CITY HOUSING - ELDERLY PERSONS & PUBLIC RENTAL**
- **CITY HOUSING – PARTNERSHIP HOUSING (NON GST)**
- **CITY HOUSING – OWNER OCCUPIER**
- **CITY HOUSING – TRUST PROPERTIES**

For text see page 8.7.text.3.ii.

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY – HOUSING
OUTPUT CLASS:	HOUSING

OUTPUTS

- **CITY HOUSING - ELDERLY PERSONS & PUBLIC RENTAL**
- **CITY HOUSING – PARTNERSHIP HOUSING (NON GST)**
- **CITY HOUSING – OWNER OCCUPIER**
- **CITY HOUSING – TRUST PROPERTIES**

Description

- The outputs listed above, within the Housing portfolio, have been grouped together under the Asset Management Output due to their similarity with respect to the property / asset management function:
- To ensure that the Council's Housing assets are strategically managed in accordance with advanced asset management techniques and best practice for the current and future customers / stakeholders.
- To ensure that the properties within the Housing portfolio are maintained to a high standard and upgraded on a progressive basis in accordance with the Asset Management Plan(s).
- To ensure that the Council's Statutory obligations with respect to its Housing portfolio are achieved.
- To provide an asset management system that continually assesses its holdings with respect to present and future use.

Objectives for 2003/04	Performance Indicators
1. Implement the planned maintenance programme.	<ul style="list-style-type: none"> • Complete the planned maintenance programme within budget by 30 June 2004.
2. Develop performance measures for the Property Assets and have these agreed by the Corporate Asset Management Project Team and Council.	<ul style="list-style-type: none"> • Approved and agreed performance measures for the Property Assets to be in place by 30 June 2004.
3. Adoption of the levels of services each group of Assets should provide and benchmarking asset performance against these levels of service eg Redecoration of Units cycle and listing Units that fall outside the agreed standard time.	<ul style="list-style-type: none"> • Approved benchmarking of Assets and presentation of exception reporting on Assets that fall outside the levels of service agreed upon in the end of year report.
4. Develop performance measures and report on total Asset Valuations against replacement cost and depreciation fund.	<ul style="list-style-type: none"> • Report on total Asset Valuations against replacement cost and depreciation fund performance measures in the end of year report.

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RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - ELDERLY PERSONS AND PUBLIC RENTAL

	2002/2003 BUDGET	2003/2004 BUDGET
	\$	\$
DIRECT COSTS		
Insurance	380,700	431,790
Rates	829,441	959,639
Maintenance of undeveloped sites	3,000	3,000
Grounds maintenance contract	505,200	507,600
Plumbing Services	144,900	145,400
Electrical Services	152,350	153,350
Caretaking & Cleaning Services	83,270	83,370
Blind Replacement	50,000	50,000
Exterior Redecoration	276,900	276,900
Interior Redecoration	632,700	632,700
Floor Coverings	70,000	70,000
Loan Servicing Interest	364,638	588,556
Landlords Electricity	87,040	93,050
Maintenance Direct Costs	334,500	354,500
Fire Service Contracts	21,000	21,000
Washer & Dryer Maintenance	14,950	14,950
SPECIAL ITEMS		
Garages & Roofing	200,000	200,000
Stove Replacement	0	306,000
Miscellaneous	67,700	87,700
DEBT SERVICING		
Loan Servicing Interest - All Units	290,934	0
TOTAL DIRECT COSTS	----- 4,509,223	----- 4,979,505

8.7.text.4

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY – HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - ELDERLY PERSONS & PUBLIC RENTAL

For text see page 8.7.text.3.

8.7.4

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - ELDERLY PERSONS AND PUBLIC RENTAL

			2002/2003	2003/2004
			\$	\$
ALLOCATED COSTS				
Transfer from Allocated Holding A/C	(4.28)%	4.10%	57,000	57,000
Internal Asset Management Fee			225,145	259,265
Internal Housing Management Fee			1,027,499	1,140,765
Depreciation			848,592	1,884,344
			-----	-----
TOTAL ALLOCATED COSTS			2,158,236	3,341,374
			-----	-----
TOTAL COSTS			6,667,459	8,320,879
RENTS & SUNDRY REVENUE			9,369,600	10,387,590
			-----	-----
NET COST ELDERLY PERSONS HOUSING			(2,702,141)	(2,066,711)
			=====	=====

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	CAPITAL OUTPUTS

OUTPUT : CAPITAL OUTPUTS

Description

- To provide a co-ordination and project management role for the implementation of the Capital Works programme.

Objectives for 2003/04	Performance Indicators
1. To develop residents' recreation facilities in accordance with approved policy.	• Complete the provision of residents' recreation facilities in accordance with identified need by 30 June 2004 within budget.
2. To project manage the Capital Works programme.	• That the individual projects managed are completed to specification and budget, within the required timeframes.

8.7.5

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	CAPITAL OUTPUTS

	2002/2003 BUDGET \$	2003/2004 BUDGET \$
OUTPUT : RENEWALS AND REPLACEMENTS		
Range Replacements	132,000	204,000
Carpet Replacements	0	819,000
OUTPUT : ASSET IMPROVEMENTS		
Remodelling Programme	420,000	349,000
New Partnership Initiative (Joint Partnerships with other social housing providers with similar objectives)	300,000	300,000
Garden Sheds x 11 (locations to be confirmed)	9,000	9,000
Off Street Parking (locations to be confirmed)	78,500	78,500
Landscape Improvements (locations to be confirmed)	35,700	35,700
Heaters and Extracts (location to be confirmed)	9,200	9,200
Washing Machine Taps	0	25,000
Security Upgrades	30,900	30,900
Fire Safety Upgrade - Brougham Village	275,000	0
Fire Safety Upgrade - Norman Kirk Courts	275,000	0
OUTPUT : NEW ASSETS		
Land Purchase	210,000	0
New Residents Lounge (Existing EPH)	147,000	147,000
New Garages	126,000	0
TOTAL FIXED ASSETS	2,048,300	2,007,300

8.7.text.6

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING – PARTNERSHIP HOUSING (NON GST)

For text see page 8.7.text.3.

8.7.6

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

NET COST SUMMARY**OUTPUT : CITY HOUSING - PARTNERSHIP HOUSING (NON GST)****2002/2003****2003/2004****BUDGET****BUDGET****\$****\$**

Percival St (Beckenham) 11 Units.

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(10,546)

(10,202)

Ywca - 285 Hereford St

Page 8.7.7

(10,775)

(10,901)

18 Macgregors Rd (New Complex)

Page 8.7.8

0

(859)

Home And Family - 56 Barrington St

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(9,885)

(9,583)

TOTAL NET COST - CITY HOUSING - PARTNERSHIP HOUSING (NON GST)**(31,206)****(31,544)**

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RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - PARTNERSHIP HOUSING (NON GST)**Sub Output : Percival St (Beckenham) 11 Units.**

	2002/2003 BUDGET	2003/2004 BUDGET
	\$	\$
Operating Costs & Standing Charges	2,954	3,298
TOTAL COSTS	2,954	3,298
Rents & Sundry Revenue	13,500	13,500
NET COST PERCIVAL ST (BECKENHAM) 11 UNITS.	<u>(10,546)</u>	<u>(10,202)</u>

(Note: The lesee (Church Trust) is meeting all expenses incurred here directly)

Sub Output : Ywca - 285 Hereford St

Operating Costs & Standing Charges	3,850	3,724
Maintenance	3,500	3,500
Internal Housing & Asset Management Fees	3,375	3,375
Depreciation	3,500	3,500
TOTAL COSTS	<u>14,225</u>	<u>14,099</u>
Rents & Sundry Revenue	25,000	25,000
NET COST YWCA - 285 HEREFORD ST	<u>(10,775)</u>	<u>(10,901)</u>

8.7.8

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - PARTNERSHIP HOUSING (NON GST)

**2002/2003
BUDGET
\$**

**2003/2004
BUDGET
\$**

Sub Output : 18 Macgregors Rd (New Complex)

Operating Costs & Standing Charges	0	200
Maintenance	0	1,000
Internal Housing & Asset Management Fees	0	321
TOTAL COSTS	0	1,521
Rents & Sundry Revenue	0	2,380
NET COST 18 MACGREGORS RD (NEW COMPLEX)	0	(859)

Sub Output : Home And Family - 56 Barrington St

Operating Costs & Standing Charges	428	445
Internal Housing & Asset Management Fees	1,823	1,823
Depreciation	1,365	1,650
TOTAL COSTS	3,616	3,917
Rents & Sundry Revenue	13,500	13,500
NET COST HOME AND FAMILY - 56 BARRINGTON ST	(9,885)	(9,583)

8.7.text.9

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - OWNER OCCUPIER

For text see page 8.7.text.3.ii.

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - OWNER OCCUPIER

2002/2003
BUDGET
\$

2003/2004
BUDGET
\$

Sub Output : Aldwins Road - 20 Units

Operating Costs & Standing Charges	2,400	3,060
Maintenance	16,940	17,327
Internal Asset Management Fee	520	520
Internal Housing Management Fee	2,288	2,288
	-----	-----
TOTAL COSTS	22,148	23,195
Rents & Sundry Revenue	20,800	20,800
	-----	-----
NET (SURPLUS) COST ALDWINS ROAD	1,348	2,395
	=====	=====

Sub Output : Perth Street - 2 Units

Operating Costs & Standing Charges	418	447
Maintenance	2,360	2,417
Internal Asset Management Fee	65	65
Internal Housing Management Fee	286	286
	-----	-----
TOTAL COSTS	3,129	3,215
Rents & Sundry Revenue	2,600	2,600
	-----	-----
NET (SURPLUS) COST PERTH STREET	529	615
	=====	=====

8.7.text.10

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING – OWNER OCCUPIER

For text see page 8.7.text.3.ii.

8.7.10

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - OWNER OCCUPIER**2002/2003****2003/2004****BUDGET****BUDGET****\$****\$****Sub Output : Maurice Carter Courts - 6 Units**

Operating Costs & Standing Charges

4,648

4,804

Maintenance

1,750

1,750

Internal Asset Management Fee

195

195

Internal Housing Management Fee

858

858

TOTAL COSTS

7,451

7,607

Rents & Sundry Revenue

7,800

7,800

NET (SURPLUS) MAURICE CARTER COURTS

(349)

(193)

NET(SURPLUS) COST CITY HOUSING - OWNER OCCUPIER

1,528

2,817

8.7.text.11.i

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - TENANCY AND SUPPORT SERVICES

For text see pages 8.7.text.11.ii and 8.7.text.11.iii.

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - TENANCY AND SUPPORT SERVICES (CONTD)

Description

City Housing shall administer the provision of Council Housing within the policy guidelines established by the Council.

Specific rental services provided shall include the following:

- Receive and process tenancy applications.
- Manage tenancies.
- Provide tenancy advice to prospective applicants and/or agents.
- Implement appropriate rent collection mechanisms including recovery of any arrears which may become due.
- Maintain appropriate administrative support processes.
- Establish and maintain records of tenancies.

To conduct a programme of providing activity and welfare facilitation to tenants in accord with Council policy. Such services to include:

- Facilitating recreation and social activities for tenants.
- Counselling in cases of special need.
- Animal control where family pets are permitted.
- Dispute resolution between neighbouring tenants and/or the Council where necessary.
- Arranging support where specific cases are identified within established guidelines.
- Liaison with relatives and doctors where necessary.
- Networking with third party providers of welfare services.
- Liaison with ethnic communities.

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - TENANCY AND SUPPORT SERVICES (CONTD)

Objectives for 2003/04	Performance Indicators
1. Tailor recently embraced computer software to provide statistical applicant and tenant information for Councillors.	<ul style="list-style-type: none"> • Statistical information provided on a regular, 3 monthly, basis and appreciated by Councillors.
2. Implement new tenancy and rent criteria policies when adopted by the Council.	<ul style="list-style-type: none"> • Policies implemented one month after being adopted by the Council.
3. Keep vacancy rates under 3 per cent.	<ul style="list-style-type: none"> • Vacancy rates being less than 3 per cent over the whole portfolio.
4. Visit all tenants at least once a year.	<ul style="list-style-type: none"> • Tenants all visited at least once a year and more often as required. Tenants appreciate the service provided.
5. Have Housing Officers spend at least 50 per cent of their time in the housing complexes supporting tenants and facilitating any assistance required.	<ul style="list-style-type: none"> • Housing Officers can show that they have spent more than 50 per cent of their time in the complexes and tenants appreciate the support and assistance they provide.
6. Extend the provision of activities to all complexes.	<ul style="list-style-type: none"> • Activities Coordinators can show that they have all complexes included on their monthly activities calendars.

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - TENANCY AND SUPPORT SERVICES

		2002/2003 BUDGET	2003/2004 BUDGET
		\$	\$
DIRECT COSTS			
Operating Costs		47,500	99,500
HNZ Housing Advocate (Aranui Renewel Project Ex CRU)		20,000	20,000
Activities Services		33,000	37,500
ALLOCATED COSTS			
Transfer from Allocated Holding A/C	(92.44)% 92.61%	1,232,488	1,288,137
Output Corporate Overhead		192,186	193,161
Financial Services - Accounts Receivable Direct Charge		152,755	171,682
Alloc O/Head - Dir Ops (Telephone Services)		0	84,020
Depreciation		500	500
		-----	-----
TOTAL COSTS		1,678,429	1,894,501
REVENUE			
Rents MTP Housing (7%)		4,000	4,000
Housing Management Fees - General Housing		4,328	0
Housing Management Fees - EPH/Public Rental/Owner Occupied/Trust		1,035,166	1,148,694
		-----	-----
TOTAL REVENUE		1,043,494	1,152,694
		-----	-----
NET COST CITY HOUSING - TENANCY AND SUPPORT SERVICES		634,935	741,807
		=====	=====

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY – HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - POLICY ADVICE & RESEARCH

Description

- Monitoring the housing needs of Christchurch citizens and recommending the role of the Council in meeting those needs. This monitoring programme shall reflect the Council's vision: *“To contribute to the community's social well-being by ensuring safe, accessible and affordable housing is available to people on low incomes including elderly persons and people with disabilities.”*

Objectives for 2003/04	Performance Indicators
1. To undertake a satisfaction/quality of life survey of all tenants.	• Report results of tenant satisfaction/quality of life survey to Community Services by March 2004.
2. To research issues arising from the tenant survey.	• Report finding of survey issues research by June 2005.

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RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - POLICY ADVICE & RESEARCH

			2002/2003 BUDGET \$	2003/2004 BUDGET \$
DIRECT COSTS				
Operating Costs			32,000	42,500
ALLOCATED COSTS				
Transfer from Allocated Holding A/C	(3.28)%	3.29%	43,757	45,733
TOTAL COSTS			----- 75,757	----- 88,233
REVENUE				
TOTAL REVENUE			----- 0	----- 0
NET COST CITY HOUSING - POLICY ADVICE & RESEARCH			----- 75,757	----- 88,233
			=====	=====

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	HOUSING

HOUSING FUNDS**Housing Development Fund**

	2002/2003 BUDGET	2003/2004 BUDGET
	\$	\$
OPENING BALANCE (ESTIMATED)	(9,826,324)	(7,742,108)
APPROPRIATIONS		
City Housing - Elderly Persons Housing	(2,932,833)	(3,351,795)
City Housing - Public Rental	(36,071)	(36,694)
City Housing - Owner Occupier Housing	1,528	2,817
Interest	(515,882)	(425,816)
	-----	-----
TOTAL REVENUE	(3,483,258)	(3,811,488)
FINANCE PROVIDED - TRANSFERS FROM HOUSING DEVELOPMENT FUND		
City Housing - Elderly Persons Housing Capital	2,048,300	2,007,300
City Housing - Tenancy and Support Services	638,635	754,507
City Housing - Policy Advice & Research	75,757	88,233
Additional Financing Provided 2002/2003	339,039	0
2001/2002 Capital Carried Forward Draw Down Less Amounts Reprogrammed To 03/04	2,465,742	0
	-----	-----
TOTAL EXPENDITURE	5,567,473	2,850,040
CLOSING BALANCE (ESTIMATED)	(7,742,108)	(8,703,557)

8.7.14

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE				
BUSINESS UNIT:	PROPERTY - HOUSING				
OUTPUT CLASS:	CAPITAL OUTPUTS				
Description	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008
RENEWALS & REPLACEMENTS					
Office Equipment					
Office Equipment	4,200	4,200		4,200	
Digital Cameras / Cell phones	9,000				
Elderly Persons Housing					
Carpet Replacement	819,000	819,000	819,000	819,000	819,000
Range Replacements	204,000	204,000	204,000	204,000	204,000
TOTAL RENEWALS & REPLACEMENTS	1,036,200	1,027,200	1,023,000	1,027,200	1,023,000
ASSET IMPROVEMENTS					
Elderly Persons Housing and Public Rental					
Remodelling	349,000	349,000	349,000	349,000	349,000
New Partnership Initiative (Joint Partnerships with other social ho	300,000				
Garden Sheds x 11 (locations to be confirmed)	9,000	9,000	9,000	9,000	9,000
Off Street Parking (locations to be confirmed)	78,500	78,500	78,500	78,500	78,500
Landscape Improvements (locations to be confirmed)	35,700	35,700	35,700	35,700	35,700
Heaters and Extracts (location to be confirmed)	9,200	9,200	9,200	9,200	9,200
Washing Machine Taps	25,000	20,000	16,000	14,000	12,000
Security Upgrades	30,900	30,900			
TOTAL ASSET IMPROVEMENTS	837,300	532,300	497,400	495,400	625,800
NEW ASSETS					
Elderly Persons Housing & Public Rental					
Extension Residents Lounge - Unspecified	147,000	147,000	147,000	147,000	
TOTAL NEW ASSETS	147,000	147,000	147,000	147,000	0
TOTAL CAPITAL EXPENDITURE	2,020,500	1,706,500	1,667,400	1,669,600	1,648,800
Annual Plan 2002/2003	2,052,500	1,314,300	1,091,500	829,600	825,400

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	PROPERTY - HOUSING
OUTPUT CLASS:	CAPITAL OUTPUTS

Description	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
RENEWALS & REPLACEMENTS					
Office Equipment	\$4,200		\$4,200		\$4,200
Carpet Replacement	\$819,000	\$819,000	\$819,000	\$819,000	\$819,000
Range Replacements	\$204,000	\$204,000	\$204,000	\$204,000	\$204,000
	<u>\$1,027,200</u>	<u>\$1,023,000</u>	<u>\$1,027,200</u>	<u>\$1,023,000</u>	<u>\$1,027,200</u>
ASSET IMPROVEMENTS					
Remodelling	\$349,000	\$349,000	\$349,000	\$349,000	\$349,000
Upgrades/Enhancement Projects	\$144,400	\$144,400	\$144,400	\$144,400	\$144,400
	<u>\$493,400</u>	<u>\$493,400</u>	<u>\$493,400</u>	<u>\$493,400</u>	<u>\$493,400</u>
	<u>1,520,600</u>	<u>1,516,400</u>	<u>1,520,600</u>	<u>1,516,400</u>	<u>1,520,600</u>
Annual Plan 2002/2003	829,600	825,400	829,600	825,400	

RESPONSIBILITY COMMITTEE:		COMMUNITY & LEISURE COMMITTEE				
BUSINESS UNIT :		PROPERTY - HOUSING				
ACTIVITY:		FEES SCHEDULE				
Fees Description	2002/2003 Present Charge	2002/2003 Revenue from Present Charge	2003/2004 Proposed Charge	2003/2004 Projected Revenue From Proposed Charge	2003/2004 Projected Revenue as a percentage of Total Cost	Notes
City Housing - Trust Properties Rentals (per week)	\$90.00				Occupied by single tenants	
City Housing - Owner Occupier Service Fee	Various	\$31,200		\$31,200		
City Housing - E.P.H. & Public Rental (Per Week)						
Category 1	\$45.00					
Category 2	\$48.00					
Category 3	\$52.00					
Category 4	\$70.00					
Category 5 single	\$74.00					
Category 5 double	\$83.00					
Category 6 single	\$78.00					
Category 6 double	\$90.00					
		\$9,369,600		\$10,387,590		
City Housing - All Properties (Per Week)						
Bedsit			\$53.5 to \$75			
Studio			\$57.50			
1 Bed			\$74 to \$100			
2 Bed			\$108 to \$135			
3 Bed			\$120 to \$170			
4 Bed			\$180.00			
Garages			\$10.00			
Washing Machines			\$1.00			
Driers		\$52,000	\$0.50	\$54,380		
TOTAL		\$9,452,800		\$10,473,170		

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT: CITY HOUSING - ELDERLY PERSONS & PUBLIC RENTAL

Description Provision of affordable housing for elderly persons within 2,127 units. Administer 13 public housing complexes providing 387 units

Benefits Safe affordable housing available to the elderly and public who have a proven need or who have difficulties with alternative accommodation.

Strategic Objectives A3,A5, B1,B5, **CCC Policy** Council Housing Policy, Older Persons Policy, Tenants Support Policy
F2,F5

Allocation of Costs of Benefits Pursuant to Section 122E(1)(a)**General Benefits (Section 112F(b))**

The following general benefits arise:

- Satisfaction among the community at large that good standard housing is available to the elderly
- Reduced demand on social services
- Positive impact of Council's housing operation on urban renewal.

The general benefit is assessed at 20%.

Nature and Distribution of General Benefits

General benefits are considered to accrue in the same proportion as stakeholders' interests in the City.

Direct Benefits (Section 112F(c))

Tenants are the direct beneficiaries.

Control Negative Effects (Section 112F(d))**Modifications Pursuant to Section 12**

Surpluses are applied to Rates and included in the 'Operational Surplus'. They are transferred to the Housing Development Account for future Housing needs.

Funding of Expenditure Needs Pursuant to Section 122E(1)(c)**General Benefits**

General benefits shall be funded by capital value rating on properties liable for general rates, as capital value best represents stakeholder interest in the City. Surpluses from the City Housing Account are transferred to the Housing Development Reserve from the total Council operating surplus.

Direct Benefits

Direct benefits shall be funded by user charges, set to meeting operating costs with a margin to ensure all costs are met. The tenancies are managed in accordance with the Residential Tenancies Act and other statutory obligations.

Control Negative Effects

8.7.funding.4

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - ELDERLY PERSONS & PUBLIC RENTAL

	<i>Customer</i>	<i>Residential</i>	<i>Commercial</i>	<i>Rural</i>	<i>Institutions</i>	<i>Grants</i>	<i>Total Method</i>
Costs and Modifications							
<i>Costs</i>							
20.00% General Benefits	-	1,198,294	321,758	43,890	100,234		1,664,176 CapValAll
80.00% Direct Benefits	6,656,703	-	-	-	-		6,656,703 TableC
0.00% Negative Effects	-	-	-	-	-		- 0
<i>Total Costs</i>	6,656,703	1,198,294	321,758	43,890	100,234	-	8,320,879
<i>Modifications</i>							
Transfer User Costs to Rating	3,730,887	(2,686,435)	(721,344)	(98,396)	(224,712)		- CapValAll
Non-Rateable	-	(95,375)	(25,610)	(3,493)	124,478		- CapValGen
<i>Total Modifications</i>	3,730,887	(2,781,811)	(746,954)	(101,889)	(100,234)	-	-
Total Costs and Modifications	10,387,590	(1,583,516)	(425,196)	(57,999)	-	-	8,320,879

Funded By

124.84% User Charges	10,387,590						10,387,590
0.00% Grants and Subsidies		-	-	-	-		- 0
0.00% Net Corporate Revenues		-	-	-	-		- 0
-24.84% Capital Value Rating	-	(1,583,516)	(425,196)	(57,999)	-	-	(2,066,711)
0.00% Uniform Annual Charge		-	-	-			-
Total Funded By	10,387,590	(1,583,516)	(425,196)	(57,999)	-	-	8,320,879

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT: CITY HOUSING - PARTNERSHIP HOUSING (NON GST)

Description Partnership with community or private groups who have shared goals, objectives, management and financial responsibilities in providing affordable housing for the public and some specific groups.

Benefits Safe affordable housing available to the elderly and public who have a proven need or who have difficulties with alternative accommodation.

Strategic Objectives A3,A5, B1,B5, **CCC Policy** Council Housing Policy, Older Persons Policy, Tenants Support Policy
F2,F5

Allocation of Costs of Benefits Pursuant to Section 122E(1)(a)

General Benefits (Section 112F(b))

The following general benefits arise:

- Satisfaction among the community at large that good standard housing is available to the elderly
- Reduced demand on social services
- Positive impact of Council's housing operation on urban renewal.

The general benefit is assessed at 20%.

Nature and Distribution of General Benefits

General benefits are considered to accrue in the same proportion as stakeholders' interests in the City.

Direct Benefits (Section 112F(c))

Tenants are the direct beneficiaries.

Control Negative Effects (Section 112F(d))

Modifications Pursuant to Section 12

Surpluses are applied to Rates and included in the 'Operational Surplus'. They are transferred to the Housing Development Account for future Housing needs.

Funding of Expenditure Needs Pursuant to Section 122E(1)(c)

General Benefits

General benefits shall be funded by capital value rating on properties liable for general rates, as capital value best represents stakeholder interest in the City. Surpluses from the City Housing Account are transferred to the Housing Development Reserve from the total Council operating surplus.

Direct Benefits

Direct benefits shall be funded by user charges, set to meeting operating costs with a margin to ensure all costs are met. The tenancies are managed in accordance with the Residential Tenancies Act and other statutory obligations.

Control Negative Effects

8.7.funding.8

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - PARTNERSHIP HOUSING (NON GST)

	<i>Customer</i>	<i>Residential</i>	<i>Commercial</i>	<i>Rural</i>	<i>Institutions</i>	<i>Grants</i>	<i>Total Method</i>
Costs and Modifications							
<i>Costs</i>							
20.00% General Benefits	-	3,289	883	120	275		4,567 CapValAll
80.00% Direct Benefits	18,269	-	-	-	-		18,269 TableC
0.00% Negative Effects	-	-	-	-	-		- 0
Total Costs	18,269	3,289	883	120	275	-	22,836
<i>Modifications</i>							
Transfer User Costs to Rating	36,111	(26,002)	(6,982)	(952)	(2,175)		- CapValAll
Non-Rateable	-	(1,456)	(391)	(53)	1,900		- CapValGen
Total Modifications	36,111	(27,458)	(7,373)	(1,006)	(275)	-	-
Total Costs and Modifications	54,380	(24,169)	(6,490)	(885)	-	-	22,836

Funded By

238.13% User Charges	54,380						54,380
0.00% Grants and Subsidies		-	-	-	-		- 0
0.00% Net Corporate Revenues		-	-	-	-		- 0
-138.13% Capital Value Rating	-	(24,169)	(6,490)	(885)	-	-	(31,544)
0.00% Uniform Annual Charge		-	-	-			-
Total Funded By	54,380	(24,169)	(6,490)	(885)	-	-	22,836

8.7.funding.text.10

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT: CITY HOUSING - OWNER OCCUPIER

Description Administration of 28 owner-occupier units for the elderly.

Benefits Safe affordable housing available to the elderly who have a proven need or who have difficulties with alternative accommodation. All maintenance and servicing costs are charged to the occupiers.

Strategic Objectives A3,A5, B1,B5, **CCC Policy** Council Housing Policy, Older Persons Policy, Tenants Support Policy
F2,F5

Allocation of Costs of Benefits Pursuant to Section 122E(1)(a)

General Benefits (Section 112F(b))

The following general benefits arise:

- Satisfaction among the community at large that good standard housing is available to the elderly
- Reduced demand on social services
- Positive impact of Council's housing operation on urban renewal.

The general benefit is assessed at 20%.

Nature and Distribution of General Benefits

General benefits are considered to accrue in the same proportion as stakeholders' interests in the City.

Direct Benefits (Section 112F(c))

Benefits accrue to the owners / occupiers.

Control Negative Effects (Section 112F(d))

Modifications Pursuant to Section 12

Surpluses are applied to Rates and included in the 'Operational Surplus'. They are transferred to the Housing Development Account for future Housing needs.

Funding of Expenditure Needs Pursuant to Section 122E(1)(c)

General Benefits

General benefits shall be funded by capital value rating on properties liable for general rates, as capital value best represents stakeholder interest in the City. Surpluses from the City Housing Account are transferred to the Housing Development Reserve from the total Council operating surplus.

Direct Benefits

Direct benefits shall be funded by user charges, set to meeting operating costs with a margin to ensure all costs are met.

Control Negative Effects

8.7.funding.10

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - OWNER OCCUPIER

	<i>Customer</i>	<i>Residential</i>	<i>Commercial</i>	<i>Rural</i>	<i>Institutions</i>	<i>Grants</i>	<i>Total Method</i>
Costs and Modifications							
<i>Costs</i>							
20.00% General Benefits	-	4,899	1,315	179	410		6,803 CapValAll
80.00% Direct Benefits	27,213	-	-	-	-		27,213 TableC
0.00% Negative Effects	-	-	-	-	-		- 0
<i>Total Costs</i>	27,213	4,899	1,315	179	410	-	34,017
<i>Modifications</i>							
Transfer User Costs to Rating	3,987	(2,871)	(771)	(105)	(240)		- CapValAll
Non-Rateable	-	130	35	5	(170)		- CapValGen
<i>Total Modifications</i>	3,987	(2,741)	(736)	(100)	(410)	-	-
Total Costs and Modifications	31,200	2,158	580	79	-	-	34,017

Funded By

91.72% User Charges	31,200						31,200
0.00% Grants and Subsidies		-	-	-	-		- 0
0.00% Net Corporate Revenues		-	-	-	-		- 0
8.28% Capital Value Rating	-	2,158	580	79	-	-	2,817
0.00% Uniform Annual Charge		-	-	-			-
Total Funded By	31,200	2,158	580	79	-	-	34,017

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT: CITY HOUSING - TENANCY AND SUPPORT SERVICES

Description Providing tenancy and welfare services to the Council's housing clients.

Benefits The tenants of City Housing are provided with services necessary for the efficient management of the properties and welfare needs are addressed in addition to that provided by other welfare agencies of the city.

Strategic Objectives A3,A5, B1,B5, **CCC Policy** Council Housing Policy, Older Persons Policy, Tenants Support Policy
F2,F5

Allocation of Costs of Benefits Pursuant to Section 122E(1)(a)**General Benefits (Section 112F(b))**

Assessed as none however the following general benefits are present:

- Satisfaction among the community at large that good standard housing is available to the elderly on low income and those with a housing need.
- Reduced demand on social services
- Positive impact of Council's housing operation on urban renewal.

Nature and Distribution of General Benefits

N/A

Direct Benefits (Section 112F(c))

Tenants are the direct beneficiaries.

Control Negative Effects (Section 112F(d))**Modifications Pursuant to Section 12**

None necessary. Note: Costs shown as being transferred to rating for this function are subsequently recovered from surpluses on rents.

Funding of Expenditure Needs Pursuant to Section 122E(1)(c)**General Benefits****Direct Benefits**

Overall rents shall be set to include provision for this function.

Control Negative Effects

8.7.funding.11

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - TENANCY AND SUPPORT SERVICES

	<i>Customer</i>	<i>Residential</i>	<i>Commercial</i>	<i>Rural</i>	<i>Institutions</i>	<i>Grants</i>	<i>Total Method</i>
Costs and Modifications							
<i>Costs</i>							
0.00% General Benefits	-	-	-	-	-	-	- 0
100.00% Direct Benefits	1,894,501	-	-	-	-	-	1,894,501 TableC
0.00% Negative Effects	-	-	-	-	-	-	- 0
<i>Total Costs</i>	1,894,501	-	-	-	-	-	1,894,501
<i>Modifications</i>							
Transfer User Costs to Rating	(741,807)	534,140	143,424	19,564	44,679	-	- CapValAll
Non-Rateable	-	34,233	9,192	1,254	(44,679)	-	- CapValGen
<i>Total Modifications</i>	(741,807)	568,373	152,616	20,818	-	-	-
Total Costs and Modifications	1,152,694	568,373	152,616	20,818	-	-	1,894,501
Funded By							
60.84% User Charges	1,152,694	-	-	-	-	-	1,152,694
0.00% Grants and Subsidies	-	-	-	-	-	-	- 0
0.00% Net Corporate Revenues	-	-	-	-	-	-	- 0
39.16% Capital Value Rating	-	568,373	152,616	20,818	-	-	741,807
0.00% Uniform Annual Charge	-	-	-	-	-	-	-
Total Funded By	1,152,694	568,373	152,616	20,818	-	-	1,894,501

8.7.funding.text.12

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT: CITY HOUSING - POLICY ADVICE & RESEARCH

Description Monitoring housing needs of Christchurch citizens; determining the Council's role in meeting these needs by both providing housing and facilitating others to provide.

Benefits Housing accessibility is monitored against the capability of Council to supply or encourage others to supply accommodation.

Strategic Objectives A3,A5, B1,B5, **CCC Policy** Council Housing Policy, Older Persons Policy, Tenants Support Policy
F2,F5

Allocation of Costs of Benefits Pursuant to Section 122E(1)(a)

General Benefits (Section 112F(b))

There are no identifiable beneficiaries against whom costs could be assessed. All benefits are therefore taken as general

Nature and Distribution of General Benefits

General benefits are considered to accrue in the same proportion as stakeholders' interests in the City.

Direct Benefits (Section 112F(c))

Control Negative Effects (Section 112F(d))

Modifications Pursuant to Section 12

None necessary.

Funding of Expenditure Needs Pursuant to Section 122E(1)(c)

General Benefits

General benefits shall be funded by capital value rating on properties liable for general rates, as capital value best represents stakeholder interest in the City.

Direct Benefits

Control Negative Effects

8.7.funding.12

RESPONSIBLE COMMITTEE:	COMMUNITY & LEISURE COMMITTEE
BUSINESS UNIT:	HOUSING
OUTPUT CLASS:	HOUSING

OUTPUT : CITY HOUSING - POLICY ADVICE & RESEARCH

	<i>Customer</i>	<i>Residential</i>	<i>Commercial</i>	<i>Rural</i>	<i>Institutions</i>	<i>Grants</i>	<i>Total Method</i>
Costs and Modifications							
<i>Costs</i>							
100.00% General Benefits	-	63,532	17,059	2,327	5,314		88,233 CapValAll
0.00% Direct Benefits	-	-	-	-	-		- 0
0.00% Negative Effects	-	-	-	-	-		- 0
<i>Total Costs</i>	-	63,532	17,059	2,327	5,314	-	88,233
<i>Modifications</i>							
Transfer User Costs to Rating	-	-	-	-	-		- 0
Non-Rateable	-	4,072	1,093	149	(5,314)		- CapValGen
<i>Total Modifications</i>	-	4,072	1,093	149	(5,314)	-	-
Total Costs and Modifications	-	67,604	18,153	2,476	-	-	88,233

Funded By

0.00% User Charges	-						-
0.00% Grants and Subsidies		-	-	-	-		- 0
0.00% Net Corporate Revenues		-	-	-	-		- 0
100.00% Capital Value Rating	-	67,604	18,153	2,476	-	-	88,233
0.00% Uniform Annual Charge		-	-	-			-
Total Funded By	-	67,604	18,153	2,476	-	-	88,233