

1. GLOUCESTER STREET HOUSING DEVELOPMENT MANAGEMENT

RR 9667

Officer responsible Property Manager	Author Rob Dally, Property Manager Kevin Roche, Committee Secretary
Corporate Plan Output: Information and Advice to the Council	

The purpose of this report is to summarise to elected members the conclusions resulting from the public consultation undertaken with community organisations on the options for tenancy and management of the Gloucester Courts housing complex and to recommend a proposed future course of action.

BACKGROUND

The Gloucester Street housing complex consists of three three-storey blocks with a total of 37 beds comprising:

- 10 one bedroom units
- 4 two bedroom units
- 1 one bedroom unit for the disabled
- 1 two bedroom unit for the disabled
- 4 four bedroom/bedsit units

The building contract is due for completion in September 1999 although it is expected that it will now be available by 31 July 1999.

In accordance with the Council's resolution of 26 August 1998 "*That the Council call for proposals to manage the inner city housing complex on its completion*" an invitation was extended to some 35 community/social organisations and individuals to meet with the Council's Housing Working Party on Friday 12 February 1999. The purpose of this meeting was to seek an update on affordable accommodation needs in the inner city based on the observations and experiences of the social agencies interviewed.

A total of 11 community organisations met with the working party and a summary of the discussions is attached "Appendix A".

CONCLUSIONS FROM CONSULTATION

While the meeting with community organisations was not undertaken in a rigid structured manner certain key outcomes were common of most groups. These were:

- The complex is not viewed as being suitable for children especially those under the age of 13.
- There was no clear preference for preferential treatment to be afforded to those who have been displaced from inner city housing/bedsit units (ie no tenant selection on a geographical basis).

- Some six of the 11 organisations indicated they would be interested in receiving further information on management of the complex and would be prepared to give consideration to undertaking this role either by themselves or as members of a consortium.
- Reservations were expressed by 50% of those interviewed at the complex being mixed gender with the designation of blocks as gender specific suggested as a possible solution.
- In terms of a particular group that should be targeted as preferred tenants there was strong support expressed for preference to be given to those deinstitutionalised from psychiatric institutions on the proviso that a 60/40 mix of low income/special needs tenants not be exceeded.
- There was general acceptance that the proposed rental levels were satisfactory, with only one group expressing some concern in this regard.
- In terms of the accommodation provided, the majority of groups saw provision of a community lounge for residents and a live-in manager as being highly desirable.

CONCLUSIONS

The original purpose for constructing the complex was for *“the provision of inner city accommodation for mature single men and mature single women displaced from boarding house accommodation”* and to also cater for the other Council housing policy goals relating to:

- The provision of accommodation for single men or women with one child.
- The provision of accommodation for those deinstitutionalised or otherwise affected by changes in the health system.

As a consequence of the consultation process undertaken in February 1999, and bearing in mind the Council’s housing objectives, it is proposed to seek registration of interest for management of the complex on the following basis:

Management Contract

It is envisaged that this would be either by:

- (a) A management contract between the Council and a single community organisation (on a similar basis to the arrangement being developed with the Beckenham Baptist Church).
- (b) Management contract with a new composite trust of community organisations.

(Further specific details of a possible model will be provided separately for a future meeting of the Community Services Committee.)

Rental Levels

The recommended rentals for the units are:

10 x 1 bed units @ \$92 per week
1 x 1 bed units for disabled @ \$92 per week
4 x 2 bed units @ \$120 per week
1 x 2 bed units for disabled @ \$120 per week
4 x 4 bed (bedsit boarding house arrangement) \$50 per bedroom

It should be noted that one of the units may be occupied by a resident custodian. It is also recommended the garages be charged at an additional \$10 per week. It is further envisaged that one garage may later be converted to a community room.

Tenancy Criteria

Bearing in mind the objectives of the 1996 Housing Review, the specific objectives for this complex and the comments made by community organisations relating to the accommodation problems experienced by single parents of teenage children it is suggested that the tenancy criteria to be adopted for the complex, and embodied in the management contract, could be as follows:

- A total of up to 60% maximum of the available accommodation should be allocated by the managing organisation on the basis of the Council's existing housing policy on "*housing needs*" as defined by the Council's generic tenancy policy ie:

Age
Income
Level of assets
Quality of existing accommodation
Access to services
Ability to cope
Overcrowding
Safety

- That in addition to the above, preference should be granted to single men or women with a teenage child and to those displaced from inner city housing as an additional criteria.
- That up to a maximum of 40% of the available accommodation be allocated on a preference basis to those deinstitutionalised or otherwise affected by changes in the health system.

In addition it is intended to be a stipulation that the management organisation provide a live-in manager.

OVERSEAS EXPERIENCE

A letter has been received from the Rev Canon David Morrell of the Christchurch City Mission advising that his Board has authorised him to travel to Australia to view/discuss similar housing management models. Canon Morrell has suggested that he be accompanied on such a fact-finding mission by Council representatives. So as to integrate policy acceptance along with on the ground policy/tenancy/asset management objectives, it seems sensible that the Chairman of the Housing Working Party/Community Services Committee and the Property Manager accompany Canon Morrell.

The Housing Working Party therefore supports the following recommendation:

Recommendation:

1. That the Chairman of the Housing Working Party/Community Services Committee with appropriate officer support accompany Canon David Morrell on a housing fact-finding visit to Australia.
2. That the management contract model being developed for the Beckenham Baptist Church project be fine-tuned following the Australian visit, to suit the Gloucester Street complex.
3. That the complex be named Gloucester Courts.
4. That the tenancy criteria outlined in the report be further considered and fine-tuned following the Australian visit.