

2. CCC/HNZ HOUSING SUB-COMMITTEE



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Corporate Plan Output: Housing	

The purpose of this report is to apprise Councillors with regard to a recent meeting the Housing Working Party of the Council had with Michael Lennon, CEO of Housing New Zealand and Robin Henderson, Senior Policy Adviser to the Minister of Housing. The report also makes some recommendations with regard to an on-going closer relationship with Housing New Zealand, along with details of some proposed partnership initiatives.

INTRODUCTION

In May 2000 Mayor Garry Moore, Councillor members of the Housing Working Party and officers met with the Honourable Mark Gosche, Minister of Housing. The purpose of that meeting was to explore ways in which the Government and the Christchurch City Council could work more closely on social issues in general and with the provision/facilitation of “affordable” housing in particular.

As a result of that meeting with the Minister, a meeting was set up with Mr Michael Lennon, CEO of Housing New Zealand and Robin Henderson, Senior Policy Adviser to the Minister of Housing, to discuss ways in which Housing New Zealand and the Council could work more closely to achieve enhanced affordable housing outcomes in Christchurch.

BACKGROUND

At its meeting on 10 December 1998 the Council approved the establishment of a Housing Working Party consisting of the Chairman of the Community Services Committee, Councillor Carole Anderton, Councillors Lesley Keast, Barbara Stewart, Sally Thompson and the Mayor. Councillor David Close was appointed in October 1999.

The terms of reference for the Working Party were:

“To consider and make recommendations on housing policy development and such housing initiatives as may be proposed from time to time.

To review and update as necessary the current Council Housing Policy Register.

To review the schedule of policy initiatives as agreed by the previous Council and recommend processes to further develop those policies along with a list of priorities and a time frame.

To review housing policy guidelines of similar sized local authorities in New Zealand and initiatives by overseas authorities, eg Vancouver and in Denmark.

To consider and review specific Council housing initiatives as approved or proposed from time to time.

To consider the degree of consultation appropriate for all of the above matters (bearing in mind the Council's policy of seeking community views) and recommend a consultation plan for each significant issue."

HOUSING WORKING PARTY MEETING WITH MICHAEL LENNON

Over a four hour period, the Housing Working Party and representatives from Housing New Zealand exchanged a lot of valuable information and shared their respective visions for the future in terms of affordable housing in Christchurch.

It was very clear that there were a number of areas of common interest and that it would be beneficial to work in partnership to address those areas.

The meeting agreed that the following areas could be given early/medium term attention.

- Partnerships
- Policy/research – needs analysis
- Community renewal
- Tenant charter (joint)
- Pilot projects
- Functionally obsolete housing stock
- Accommodation – surplus housing capacity
- Affordability

The parties also agreed that any proposed partnership between the Christchurch City Council and Housing New Zealand should be formalised and include the following:

- Objectives
- Protocols
- Scope
- Management
- Priorities Year One
- Evaluation/PR

The parties agreed that subject to Council/company endorsement that they would:

1. Develop a formal partnership agreement.
2. Undertake three partnership projects:
 - (a) Housing needs assessment project.
 - (b) Community renewal strategy for Aranui.
 - (c) Joint tenant charter.

The parties have agreed to share the development of the brief for these projects and to meet further on 28 July 2000. The agenda items for that 28 July 2000 meeting include the draft partnership agreement and a brief for the needs assessment project.

SUMMARY

The Housing Working Party members were delighted with the tenor of the meeting and the eagerness for Central Government through Housing New Zealand to work in partnership with the Council to achieve enhanced affordable housing outcomes in Christchurch. There are a number of projects that could be considered in partnership with the three priority projects outlined in the body of the report.

- Recommendation:**
1. That the Housing Working Party be given delegated authority to:
 - (a) Develop a partnership agreement with Housing New Zealand Ltd relating to affordable housing in Christchurch.
 - (b) Initiate the three partnership projects outlined in the report, subject to progress being reported on a regular basis to the Community Services Committee.
 2. That a Christchurch City Council/Housing New Zealand Subcommittee be formed comprising elected representatives of the Council's Housing Working Party and representatives of Housing New Zealand Ltd.