

4. REPLACEMENT OF MINI RANGES IN CITY HOUSING COMPLEXES

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The purpose of this report is to inform the Council of the reasoning behind the decision to replace mini ranges with full size ranges and to confirm the existing budget for stove replacement for 2003/04.

BACKGROUND

Existing Levels of Service allow for the replacement of 100 ranges per annum based on a replacement cycle of 25 years. In addition there is a deferred capital replacement catch up allowance for a further 104 ranges in the budget for 2003/04. This level of service was developed in consultation with Councillors during seminars in 2002. Prioritising by age easily results in an extensive list of mini ranges that require replacement. This necessitates both an allowance for \$1,000 for installation of a full size range and \$1,500 for joinery alterations.

The existing width of the mini ranges is 475 mm and a full size range width is 600 mm. Slimline ranges are purchased to replace the mini ranges but they are still wider than the mini range width by 60 mm. Therefore joinery alterations are still required with the slimline model.

The total budget allowance for 2003/04 is \$204,000 for 204 range replacements plus \$306,000 representing 204 joinery alterations at \$1,500 each.

The rationale for replacing these stoves with full sized stoves was raised by Councillor Wright during an Annual Plan Subcommittee meeting. In particular, whether the operational expenditure required to accommodate full size stoves was necessary when new mini ranges are available on the market. As a result this report was requested by the Housing Subcommittee.

ISSUES FOR CONSIDERATION

Cost

The cost of a full size stove to be installed to replace a mini range is \$2,500. This is made up of \$1,000 for the stove including installation and \$1,500 for joinery alterations to fit the stove.

A new mini range costs \$399-\$499 plus installation. The width of these stoves is such that joinery alterations are also required. The cost of the alterations is expected to be approximately \$1,500 also.

Advantages and Disadvantages of Mini Ranges

Advantages	Disadvantages
<ul style="list-style-type: none"> • Cost • Less disruption to tenant's kitchen (some cases) • No upgrade to power supply needed (depends on model) 	<ul style="list-style-type: none"> • Outdated • Raised pot rings • Difficult to repair • Not favoured by tenants • Size limitations • Functional limitations

TENANT SURVEY 2002

Almost a third of tenants stated an aspect about their unit that they disliked. This was most likely to be the stove.

Twenty-three per cent felt that their quality of life would be improved if their stoves were replaced. Complaints were mainly that it was too small or too old.

Mini Range Products Available

Our advice from Kitchen Appliance Specialists is that there is currently one manufacturer of mini ranges. They produce three models which are detailed below:

Manufacturer	Model	Features	Size	Cost
Teba	5011	<ul style="list-style-type: none"> Oven and 2x hot plates with raised ceramic rings. Can run oven and 1x element simultaneously. 3 pin plug connection. 	585w x 375d x 430h	\$399-\$499 + installation
Teba	5012	<ul style="list-style-type: none"> Oven and 2x hot plates with raised ceramic rings. Oven and elements can run simultaneously. Power cord must be hard wired. 	585w x 375d x 430h	\$399-\$499 + installation
Teba	5013	<ul style="list-style-type: none"> Oven and 2x hot plates with raised ceramic rings. Can run oven and 1x element simultaneously. 3 pin plug connection. 	585w x 375d x 430h	\$399-\$499 + installation

By comparison the following table details the specification, size and cost of full sized ranges.

Manufacturer	Model	Features	Size	Cost
Fisher & Paykel	RA5N	<ul style="list-style-type: none"> Oven and cook top (4 elements) Can run oven and 4 elements simultaneously. Hard wired Storage Drawer Bake and grill 	535w x 610d x 1165h	\$726 + installation Bulk rate (\$650)

There are other smaller 'toasty' type units that do not have hot plates. These are very small and are not considered an appropriate cooking solution.

Approximately 54% of the City Housing portfolio currently have 'Mini Ranges'.

Parts Replacement

Currently the parts from all older Atlas Chalet mini ranges are salvaged to maintain the remaining older stoves. Some new parts can be obtained but are becoming increasingly difficult to source.

Approximately 9-10 years ago a Rinnai Compacta model of mini range was purchased. These are an almost identical design to the Teba. They are now no longer manufactured by Rinnai and are not looked upon favourably by tenants for the following reasons:

1. Elements too small and raised.
2. Oven door hinged from the side.
3. Controls are on the front panel making it difficult for elderly to see them.
4. Oven and both rings cannot run simultaneously.

Alterations to joinery are still required with the Teba units as they are an additional 110 mm wide. This necessitates cutting back the bench units which in some cases have stainless steel bench tops. Therefore, a similar level of joinery expenditure is to be expected (\$1,500).

CONCLUSION

A new mini range is available on the market and in the past one model manufactured by Rinnai has been trialled. The model trialled did not perform well, was difficult to find replacement parts for and had raised ceramic elements, which are not the preferred option for our elderly tenants. Rinnai are no longer producing these units. Teba now manufacture a similar model to the Rinnai.

The feedback from tenants to the Housing Team is that the preference is for full sized stoves. Apart from the size issue the other main disadvantage of these stoves with tenants is the fact that if the oven is turned on both pot elements cannot be operated at the same time. With a full size stove tenants can cook for visiting family members.

There are too many negative factors with the mini range on the market at present that they outweigh any cost savings benefit. They are also not the preferred Level of Service desired by our tenants or Housing Team.

Cost saving benefits are limited as joinery alterations are required for the Teba mini range as well as a full size range.

Recommendation: That the existing Levels of Service budget for stoves in the 2003/04 budget remain and that the existing programme to replace mini ranges with full sized ranges continue.