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Our Community Plan  
Christchurch City Council  
P O Box 237  
Christchurch 8003

#### Submission on Draft LTCCP

**Tenants' Protection Association (Christchurch) Inc was established in 1982. TPA has been operating in the Greater Christchurch area to advise, inform and educate tenants and other community agencies, as well as some landlords, continuously since then.**

TPA wishes at the outset to acknowledge the financial support it receives from the Christchurch City Council and asks the Council to continue their community support funding at its present level.

It also wishes to thank the Council for its commitment to providing social housing and praises the Council for taking a lead in incorporating sustainable development features in its new housing units. TPA sees social housing as an integral part of Council action to strengthen local communities. Surprisingly, given its importance, there is no mention of housing in the introduction of the draft document

TPA affirms the Council's aim to be an "inclusive city where "Everybody is able to participate, particularly those who are most vulnerable." (vol. 1 Draft LTCCP p. 44) and its goal of working to "improve people's standards of living. . ." by providing "affordable housing for those on low incomes and with limited means." (Ibid. Strategic Directions - Strong Communities at p. 49) The LTCCP rightly recognises "Poor housing affects people's health and can contribute towards poor educational attainment." (Ibid. at p.55) The Roper Report on Violence (*Report of the Ministerial Committee of Inquiry into Violence, March 1987*) went further and saw criminal offending and poor housing as being

linked. As Graeme Tapper (Ibid. insert quotation at p.96) observes: "if you've got good housing. . .and good public facilities, it's a win for the whole community. . ."

Given that link, which the draft LTCCP recognises, we believe that social housing should figure under the Community Outcomes - Health heading at page 97 of the draft document with at least three ticks.

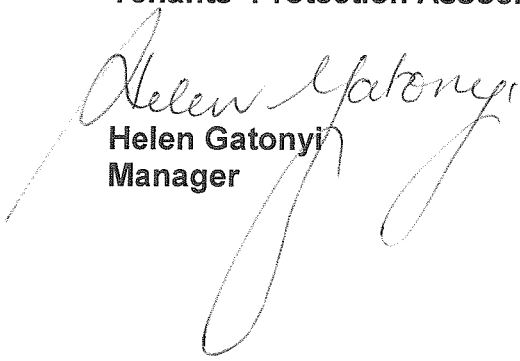
It is not possible to determine from the number of units whether the existing housing stock is meeting current needs. In the light of our earlier comments we submit that the Council should make a commitment to increasing its housing pool so that it represents a set percentage of the City's total accommodation. Furthermore in recognition of the importance of social housing a set percentage of the development contribution should be set aside for that purpose.

TPA also sees the need for a satisfactory mechanism for identifying tenants' complaints and promoting their early resolution (add to Measures and targets, p.99).

Finally TPA believes that the Council's social housing should be identified under their "strategic assets".

**TPA would like to speak to this submission.**

**Tenants' Protection Association (Christchurch) Inc**



**Helen Gatonyi  
Manager**