

**MINUTES OF AN EXTRAORDINARY MEETING OF THE CHRISTCHURCH CITY COUNCIL  
HELD AT 1PM ON THURSDAY 18 DECEMBER 2008**

**PRESENT:** The Mayor, Bob Parker (Chairperson).  
Councillors Helen Broughton, Sally Buck, Ngaire Button, Barry Corbett, David Cox,  
Yani Johanson, Claudia Reid, Bob Shearing, Gail Sheriff, Mike Wall, Sue Wells,  
Chrissie Williams and Norm Withers.

**1. APOLOGIES**

Nil.

**2. DEPUTATIONS BY APPOINTMENT**

Nil.

**3. HIGH COURT PROCEEDINGS – COUNCIL OF SOCIAL SERVICES IN  
CHRISTCHURCH/OTAUTAHU INCORPORATED V CHRISTCHURCH CITY COUNCIL**

It was **resolved** unanimously on the motion of the Mayor, seconded by Councillor Sheriff, that the Council:

- (a) Note the order of the High Court in the matter of Council of Social Services in Christchurch in Christchurch/Otautahi Incorporated v Christchurch City Council and that the decision will be reconsidered under delegated authority by the General Manager Community Services.
- (b) Authorise the General Manager Community Services to take the appropriate steps to refund each current or former tenant of the Council's social housing units any amount by which rent paid to the Council by that tenant on or after 1 May 2008 exceeds the amount payable in accordance with the order of the High Court, together with interest from the date of receipt of any overpayment to the date of the refund at the rate prescribed under section 87 of the Judicature Act 1908 (7.50 per cent).
- (c) Not appeal the decision of the High Court.
- (d) Authorise the General Manager Community Services to take the appropriate steps to put in place a special consultative procedure for the purpose of seeking the views and preferences of tenants and the wider community so far as options for addressing funding issues relating to the Council's social housing portfolio are concerned.
- (e) Authorise the adoption of the special consultative procedure at a meeting to be held on 19 December 2008.

**4. SOCIAL HOUSING FUNDING**

It was **resolved** on the motion of the Mayor, seconded by Councillor Withers, that the Council:

- (a) Address the funding issues arising from the Council's ownership of its social housing portfolio for the period commencing on 1 July 2009.
- (b) Determine that these issues are significant.
- (c) Consider the options for addressing those issues set out in the staff report.
- (e) Obtain the views and preferences of tenants and the wider community through a special consultative procedure that will include the opportunity to consider all reasonably practicable options as well as the Council's preferred option.
- (f) Make no decision with regard to rental increases effective 1 July 2009 until the special consultative procedure is completed.

- (g) Incorporate its decisions into the 2009-19 LTCCP.
- (h) Support the proposal that the Council's Housing Working Party meets with interested organisations to discuss the future of social housing in Christchurch.

Councillor Broughton requested that her vote against the motion be recorded.

The Mayor moved:

*That the Council adopt the preferred option referred to in the appendix ie:*

- (d) *As some options are not mutually exclusive the preferred options consistent with the Council's Policies and Strategies are:*
  - (i) *Split Maintenance and Replacement funding and address the issue of funding for the replacement of the Council's housing stock separately.*
  - (ii) *To address the ongoing maintenance, redecoration and refurbishment increase rents by 14 per cent year 1 from the beginning of the first rental period in July 2009 with the same level of increase applying to garage and carport rentals where the rental of these facilities is discretionary with increases up to the CGPI being applied in subsequent years through the delegation to the GM Community Services (Option 6(a)) and;*
  - (iii) *Seek funding for the maintenance, redecoration and refurbishment of the social housing portfolio from central Government (Option 1) and if successful, these funds will be applied to the model to recalculate the rental increase in (b);*
  - (iv) *Form a working group made up of the Council's Housing Working Party and a group suggested by COSS of creative and innovative people to explore alternate funding options (Option 2) and if successful, these funds will be applied to the model to recalculate the rental increase in (b) and;*
  - (v) *The Council's Housing Working Party undertake a review of the Cost of Consumption Model, the assumptions underpinning it, the results it produces and the impact on funding requirements it generates (Option 4) and;*
  - (vi) *The Council to examine prior to 30 November 2009 the land and buildings as a whole owned by the Council for its public rental housing provision and make recommendations as to the quantity and quality of housing needed for the future and the best use of the housing assets, both land and buildings. (Option 3) and;*
  - (vii) *Council instruct the CEO to review whether Council is able to gather ongoing income information from its tenants, to be able to measure accurately the affordability indicators currently in its Social Housing Strategy.*

The motion was seconded by Councillor Sheriff.

Councillor Broughton moved by way of amendment:

*To address the ongoing maintenance, redecoration and refurbishment increase rents by:*

*5.8 per cent year 1 from the beginning of the first rental period in July 2009 with the same level of increase applying to garage and carport rentals where the rental of these facilities is discretionary then.*

*Annual increases in years 2 to 5 at the CGPI plus 3.5 per cent being applied from the beginning of the first rental period in July 2010 with the same level of increase applying to garage and carport rentals where the rental of these facilities is discretionary then and then.*

*Increases of CGPI in subsequent years from the beginning of the first rental period in July 2014 with the same level of increase applying to garage and carport rentals where the rental of these facilities is discretionary through the delegation to the GM Community Services).*

**18. 12. 2008**

- 3 -

The amendment was seconded by Councillor Johanson and when put to the meeting was declared **lost** by 3 votes to 11, the voting being as follows:

**Against (11):** Councillors Buck, Button, Corbett, Cox, Reid, Shearing, Sheriff, Wall, Wells, Withers and the Mayor.

**For (3):** Councillors Broughton, Johanson and Williams.

The motion was then put to the meeting and declared **carried** by 12 votes to 2 the voting being as follows:

**For (12):** Councillors Buck, Button Corbett, Cox, Reid, Shearing, Sheriff, Wall, Wells, Williams, Withers and the Mayor.

**Against (2):** Councillors Broughton and Johanson.

## **5. CONCLUSION**

The meeting concluded at 2.35pm.

**CONFIRMED THIS 26TH DAY OF FEBRUARY 2009**

**MAYOR**