

# Community Housing

## Why we do it

To provide quality housing for older persons who have difficulty providing it themselves.

## What we do

Provide a range of one bedroom units for independent living using consistent criteria to ensure units are allocated to people in genuine need. Council does not provide social welfare services for its tenants but works with other agencies to ensure that these services are provided to tenants who might benefit from them.

The provision of a limited stock of staff accommodation is also included within this activity.

## Community outcomes

This activity contributes to the following community outcomes:



Safe  
Tairāwhiti



Healthy  
Tairāwhiti



Prosperous  
Tairāwhiti

## Where we are now

The Council currently owns 120 residential units in 10 sites across Gisborne. The units are primarily designed as single person accommodation although a small percentage are capable of having couples live in them. The key criteria for the selection of tenants is as follows:

- ▶ NZ resident
- ▶ 55 years or older
- ▶ able to live independently
- ▶ good tenant history.

All tenancies are managed in accordance with the Residential Tenancies Act 1986.

The Council continues to manage its housing stock using internal expertise in the Community Facilities Assets team.

## Where we want to be

Community Housing to be provided at a level that ensures the activity operates at a cost neutral position.

Good quality, well maintained social housing portfolio, with a planned upgrade and maintenance programme.

The Council would like a better understanding of overall affordable housing needs in the district to better understand its future role in coordination with other relevant agencies eg, Housing Corporation NZ.

## How we plan to get there

- ▶ Prepare a more detailed upgrade and maintenance programme over the next five to ten years that ensures the activity is cost neutral.
- ▶ Facilitate the provision of social support for tenants through the appropriate agencies.
- ▶ Implement affordable annual rent increases to cover the costs of operating this activity.
- ▶ Ensure opportunities to improve disabled access and energy efficiency are considered when renovating buildings.
- ▶ Review community housing needs in the district.

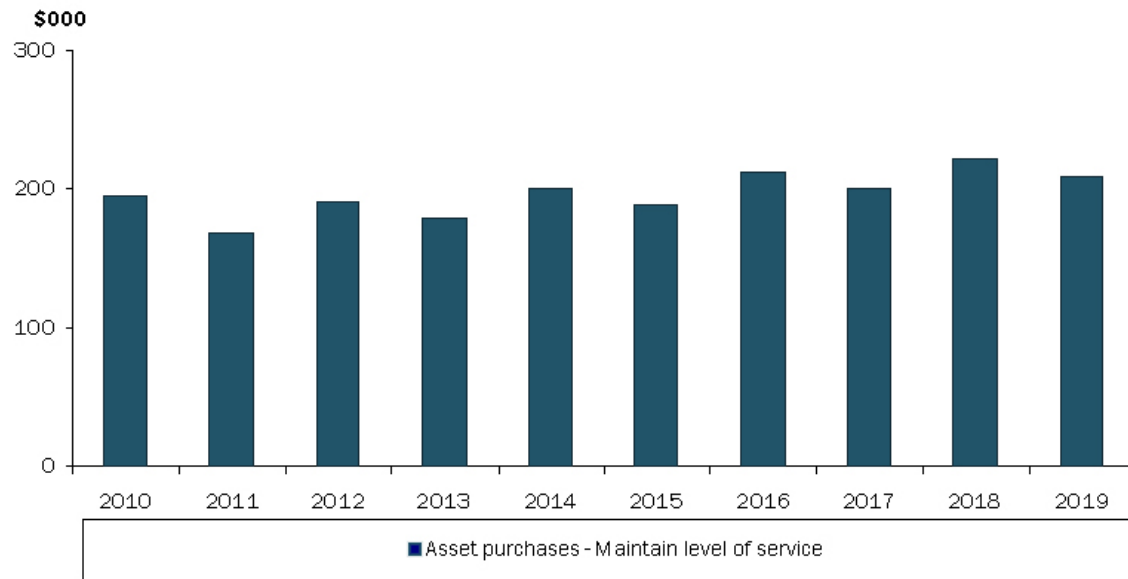
## Significant negative effects

There are no significant negative effects from this activity.

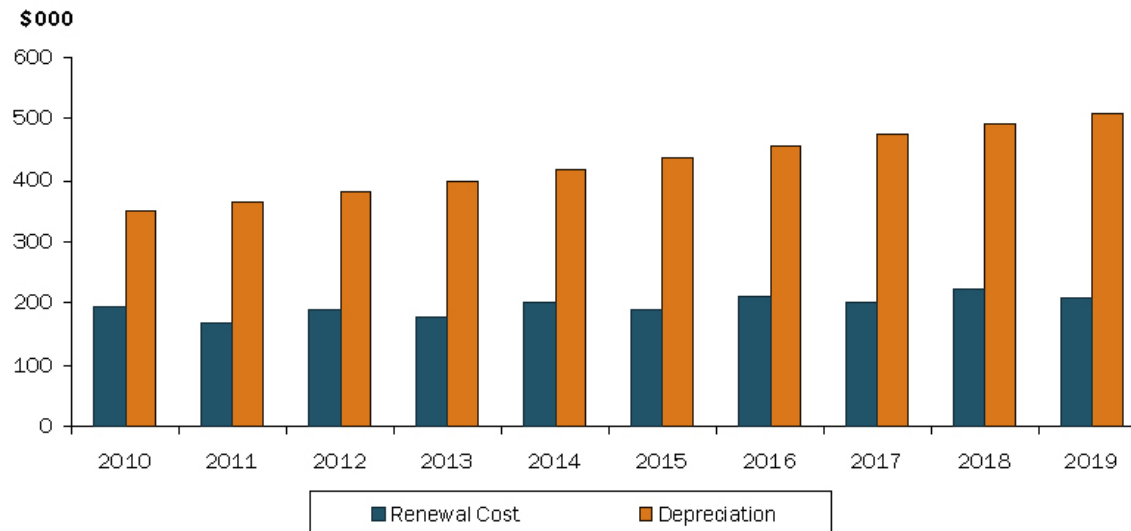
## Summary of Forecasted Financial Performance for the 10 Years 2010 to 2019

	2010 \$000	2011 \$000	2012 \$000	2013 \$000	2014 \$000	2015 \$000	2016 \$000	2017 \$000	2018 \$000	2019 \$000
<b>COMMUNITY HOUSING</b>										
<b>OPERATIONS</b>										
<b>Operating Revenue</b>										
Activity revenue	-766	-856	-954	-1,023	-1,051	-1,082	-1,114	-1,143	-1,168	-1,195
Grants and subsidies	0	0	0	0	0	0	0	0	0	0
Other revenue	0	0	0	0	0	0	0	0	0	0
<b>Total Operating Revenue</b>	<b>-766</b>	<b>-856</b>	<b>-954</b>	<b>-1,023</b>	<b>-1,051</b>	<b>-1,082</b>	<b>-1,114</b>	<b>-1,143</b>	<b>-1,168</b>	<b>-1,195</b>
<b>Operating Expenditure</b>										
Depreciation	349	367	383	400	418	437	456	475	492	510
Interest	0	0	0	0	0	0	0	0	0	0
Operating costs	308	322	333	343	352	362	373	382	391	400
<b>Total Operating Expenditure</b>	<b>657</b>	<b>689</b>	<b>716</b>	<b>743</b>	<b>770</b>	<b>799</b>	<b>829</b>	<b>857</b>	<b>883</b>	<b>910</b>
<b>Net Internal Charges/(Recoveries)</b>	<b>197</b>	<b>206</b>	<b>219</b>	<b>233</b>	<b>241</b>	<b>248</b>	<b>263</b>	<b>278</b>	<b>304</b>	<b>324</b>
<b>Net Cost of Service</b>	<b>88</b>	<b>39</b>	<b>-19</b>	<b>-47</b>	<b>-40</b>	<b>-35</b>	<b>-22</b>	<b>-8</b>	<b>19</b>	<b>39</b>
<b>Funded by:</b>										
Rates income	0	0	0	0	0	0	0	0	0	0
Transfers to/(from) reserves	0	0	0	0	0	0	0	0	0	0
Depreciation not funded	0	0	0	0	0	0	0	0	0	0
(Increase)/decrease in deficits carried forward	-88	-39	19	47	40	35	22	8	-19	-39
<b>TOTAL OPERATIONS FUNDING</b>	<b>-88</b>	<b>-39</b>	<b>19</b>	<b>47</b>	<b>40</b>	<b>35</b>	<b>22</b>	<b>8</b>	<b>-19</b>	<b>-39</b>
<b>CAPITAL</b>										
<b>Capital Outgoings</b>										
Asset purchases - Maintain level of service	195	169	190	179	201	189	213	200	223	209
Total asset purchases	195	169	190	179	201	189	213	200	223	209
Loan repayments	0	0	0	0	0	0	0	0	0	0
<b>Total Capital Outgoings</b>	<b>195</b>	<b>169</b>	<b>190</b>	<b>179</b>	<b>201</b>	<b>189</b>	<b>213</b>	<b>200</b>	<b>223</b>	<b>209</b>
<b>Funded by:</b>										
Rates income	0	0	0	0	0	0	0	0	0	0
Development contribution income	0	0	0	0	0	0	0	0	0	0
Transfers to/(from) development contribution reserve	0	0	0	0	0	0	0	0	0	0
Capital grants and donations	0	0	0	0	0	0	0	0	0	0
Other capital revenue	0	0	0	0	0	0	0	0	0	0
Loan funding	0	0	0	0	0	0	0	0	0	0
Transfer from depreciation reserve	-195	-169	-190	-179	-201	-189	-213	-200	-223	-209
Transfer to/(from) other reserves	0	0	0	0	0	0	0	0	0	0
<b>TOTAL CAPITAL FUNDING</b>	<b>-195</b>	<b>-169</b>	<b>-190</b>	<b>-179</b>	<b>-201</b>	<b>-189</b>	<b>-213</b>	<b>-200</b>	<b>-223</b>	<b>-209</b>

## Total Capital Projects



## Depreciation v Renewal Capital Projects



## Capital Expenditure Programme

Description	LOS	Total Cost	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Loan & Reserve Funding
<b>HOUSING</b>													
Community Housing - Aluminium Window Replacement	MAINT	15,405	15,405										100%
Staff Housing Upgrades	MAINT	86,295	15,405		16,305		17,220		18,240		19,125		100%
Upgrades Community Housing	MAINT	1,865,920	164,320	169,440	173,920	178,720	183,680	188,960	194,560	199,680	204,000	208,640	100%
<b>Totals:</b>		<b>1,967,620</b>	<b>195,130</b>	<b>169,440</b>	<b>190,225</b>	<b>178,720</b>	<b>200,900</b>	<b>188,960</b>	<b>212,800</b>	<b>199,680</b>	<b>223,125</b>	<b>208,640</b>	

## Asset management

Key assets:

- ▶ 120 community housing residential units on 10 sites (9 in Gisborne and 1 in Te Karaka).
- ▶ 5 staff houses and 4 houses for contracted road men.
- ▶ 1 staff transit house.

This activity has a comprehensive activity management plan which is the key tool for ensuring that capital funding and existing assets are used as efficiently and effectively as possible.

## COMMUNITY HOUSING

Levels of Service Statement	Performance Measure		Current Performance	Targets				Mechanism to Achieve Target
	Customer	Technical		Yr 1 2009-10	Yr 2 2010-11	Yr 3 2011-12	Yr 4-10 2012-18	
<b>LOS (1) - Quality : Affordability</b> To provide housing suitable for the elderly who have difficulty providing it themselves.	Percentage of customer satisfaction with standard of accommodation and services.		95% (2008)	95%	95%	95%	95%	
	Percentage of Requests for Service resolved within target timeframes.		94% (2008)	94%	94%	95%	95%	
	Percentage of customers who rate response as excellent / good.		94% (2008)	94%	94%	94%	94%	
		Net cost to ratepayers for Council's housing services.	Zero	Zero	Zero	Zero	Zero	
		Annual occupancy rate.	95% (2008)	95%	95%	95%	95%	
		Rent as a percentage of market rate.	65% of market rate (2008) (average)	To not exceed 90%	To not exceed 90%	To not exceed 90%	To not exceed 90%	