

HOUSING COMMITTEE AGENDA

TUESDAY, 13 MAY 2014

AT 1PM

IN COMMITTEE ROOM 1, SECOND FLOOR, CIVIC OFFICES, 53 HEREFORD STREET

Committee: Councillor Glenn Livingstone (Chair)
Councillors Phil Clearwater, Pauline Cotter, Yani Johanson, Ali Jones, Paul Lonsdale

General Manager (Acting)

Carolyn Gallagher
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Committee Adviser

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1. APOLOGIES

2. DECLARATION OF INTEREST

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

3. DEPUTATIONS BY APPOINTMENT

3.1 Community Energy Action Charitable Trust

Jess Fiebig (Community Liaison Executive) will speak to the Committee regarding the Trust's work in Christchurch.

3.2 Context Architects Limited

Alisdair Daines (Director) will address the Committee regarding medium to high density residential work and affordable housing.

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4. FACILITIES REBUILD SOCIAL HOUSING PROGRAMME STATUS UPDATE

		Contact	Contact Details
General Manager responsible:	Transitional Change Manager	N	
Officer responsible:	Unit Manager Community Support	N	
Author:	Scott Bennett – Facilities Rebuild Social Housing Programme Manager	Y	DDI 941 8114

1. PURPOSE AND ORIGIN OF REPORT

1.1 This report provides a status update on the Facilities Rebuild Social Housing Programme.

2. EXECUTIVE SUMMARY

2.1 The Social Housing Programme has a total portfolio of 2663 units. It also includes 113 units closed in the Residential Red Zone (located across 5 housing complexes).

As at 29 April 2014, 2219 (84%) units are open (refer Figure 1).

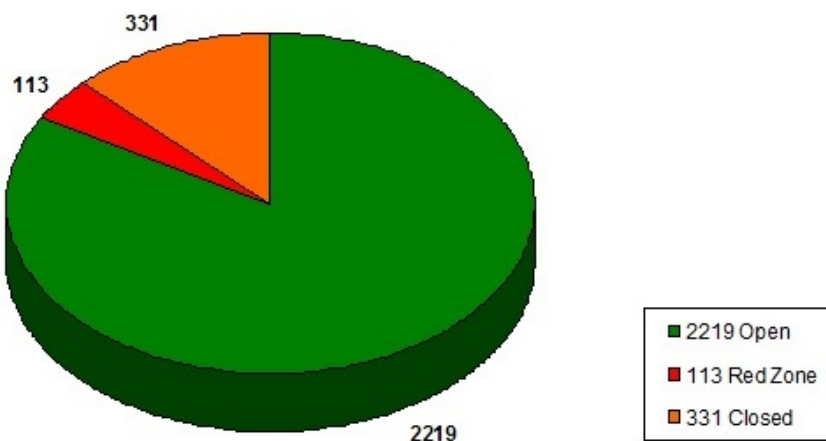


Figure 1: Social Housing Portfolio Status – 28 March 2014

2.2 Closed units total 331 subject to repair or rebuild under the Facilities Rebuild Programme and consist of the following:

2.2.1 268 units closed due to varying degrees of structural damage and design weakness, which includes 144 units closed due to failing a Detailed Engineering Evaluation assessment.

2.2.2 63 units closed due to health & safety (from Civil Defence Yellow Placard).

2.3 The 444 closed units (inclusive of the red zone units) consist of 11 bedsits, 137 studios, 194 single bedroom, 97 two bedroom and 5 three bedroom units. Of note, there are 70 closed two bedrooms at the Brougham Village complex.

2.4 Over the period, 7 units were closed in HP Smith Courts Block B on a 7 day notification after a damage assessment identified a brittle failure mechanism. All affected tenants were successfully housed in alternative Council social housing units.

2.5 Housing Wait List Status:

2.5.1 As at 29 April 2014, there are 306 applicants on our waiting list consisting of 241 single applicants, 25 couples and 40 families. Thirty six of these applications have been assessed as having urgent, immediate need.

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3. BACKGROUND

3.1 The Social Housing Portfolio has been currently divided into three streams of work with current metrics as follows:

3.1.1 Stream 1: Repair and Replacement: 1754 Units (1549 Open Units + 205 Closed Units)

3.1.2 Stream 2: Red Zone: 113 Units being replaced through intensification of existing sites.

3.1.3 Stream 3: Partnership Programme: Replacement of 479 Units (353 Open Units + 126 Closed Units) across 17 complexes that were previously identified in 2009 to be poor performers and planned for early replacement subject to funding.

3.2 The current status of the Social Housing Portfolio is shown in figure 2.

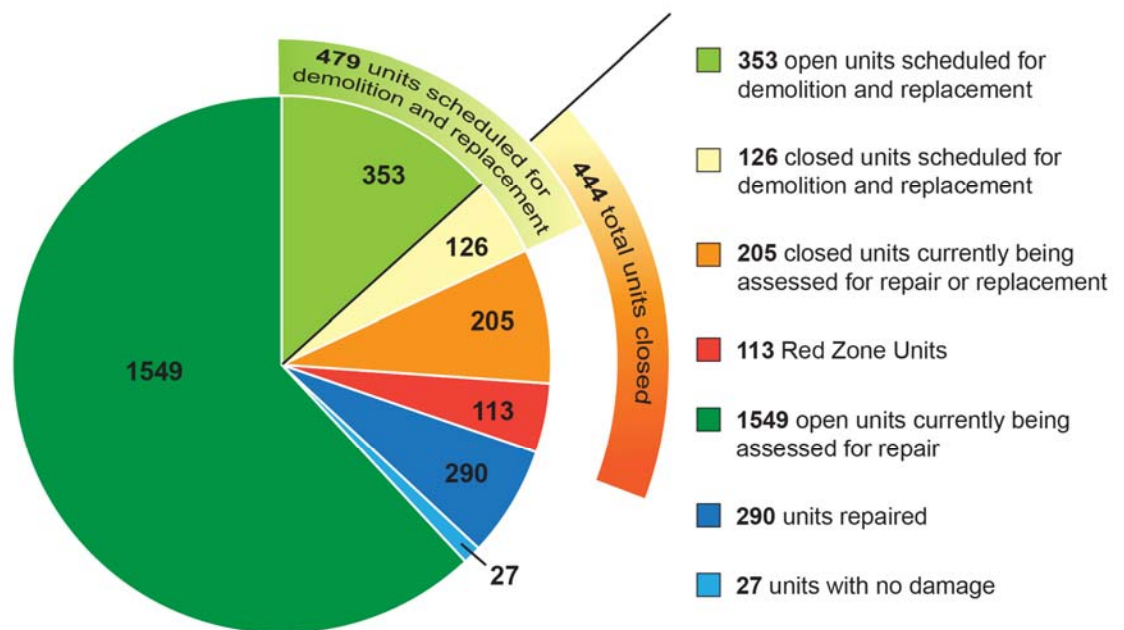


Figure 2: Social Housing Portfolio Current Status – 17 April 2014

3.3 Social Housing Work Packages:

The delivery of the Facilities Rebuild Social Housing Programme streams of work has been allocated within 5 Work Packages spanning the following dates in alignment with the overall Facilities Rebuild Programme:

3.1.1 Work Package 1 (1 year duration: January 2013 to December 2013)

3.1.2 Work Package 2 (1.5 year duration: January 2014 to June 2015)

3.1.3 Work Package 3 (1 year duration: July 2015 to June 2016)

3.1.4 Work Package 4 (1 year duration: July 2016 to June 2017)

3.1.5 Work Package 5 (1 year duration: July 2017 to June 2018)

3.4 Refer to Attachment 1 for the Social Housing Asset Repair Programme Delivery Strategy.

3.5 The Facilities Rebuild Programme is striving to repair or replace the remaining 205 closed units on or before the end of Work Package 3 (June 2016) and complete the open unit repairs in Work Package 5 by December 2017. The speed of the open unit repairs programme is limited by the rate of which tenants can be temporarily relocated while repairs are carried out.

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4. COMMENT

4.1 Work Package 2 Summary:

Work Package 2 progress summary is shown in figure 4. Subsequent to the last March 2013 report, monthly progress is summarised as follows:

- 4.1.1 Detailed Engineering Evaluations have been completed on all social housing complexes.
- 4.1.2 19 open unit repairs have been completed at Hornby Courts and 3 open unit repairs at Lyn Christie Place.
- 4.1.3 Repairs are currently underway on the remaining 23 open units and 1 closed unit at Lynn Christie Place, 3 open units at Hornby Courts and 22 open units at Greenhurst Courts.
- 4.1.4 Significant work is underway on the Earthquake Commission (EQC) Global Settlement Claim for the Social Housing portfolio to speed up the repair and rebuild process. The Council Technical Advisory Group has developed and continues to refine the model for quantifying the total claim damage assessment. Unfortunately, this process has led to a suspension of the current joint damage assessment process with implications on the associated repairs programme. Work Package 2 repair targets will be confirmed following finalisation of the EQC settlement.
- 4.1.5 Evaluation of the Tenders for the intensification of 25 new units at Harman Courts, Berwick Courts and HP Smith Courts that closed on 12 March 2014 is nearing completion. Following Council tender award approval to proceed, completion is currently forecast to be in April 2015.
- 4.1.6 Detailed design for the 8 new intensification units at Knightsbridge Lane is nearing completion with resource consent application lodged on 20 February 2014 and building consent to follow imminently. Completion is now targeted for February 2015.
- 4.1.7 The Dundee Place 12 new intensification units are progressing well through construction with external landscaping and final interior fit-out activities progressing as shown in figure 3. Practical completion is now scheduled for 3 May 2014 due to some external landscaping delays due to weather with the first units ready to be occupied soon after.



Figure 3: Dundee Place 12 x New Intensification Units Construction Progress (April 2014)

- 4.1.8 The Facilities Rebuild Project Team are continuing to assist City Housing in delivering the feasibility studies for the 17 'old and cold' complexes identified in 2009 for early replacement through Partnership.

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Social Housing - Work Package 2: Jan 2014-Jun 2015

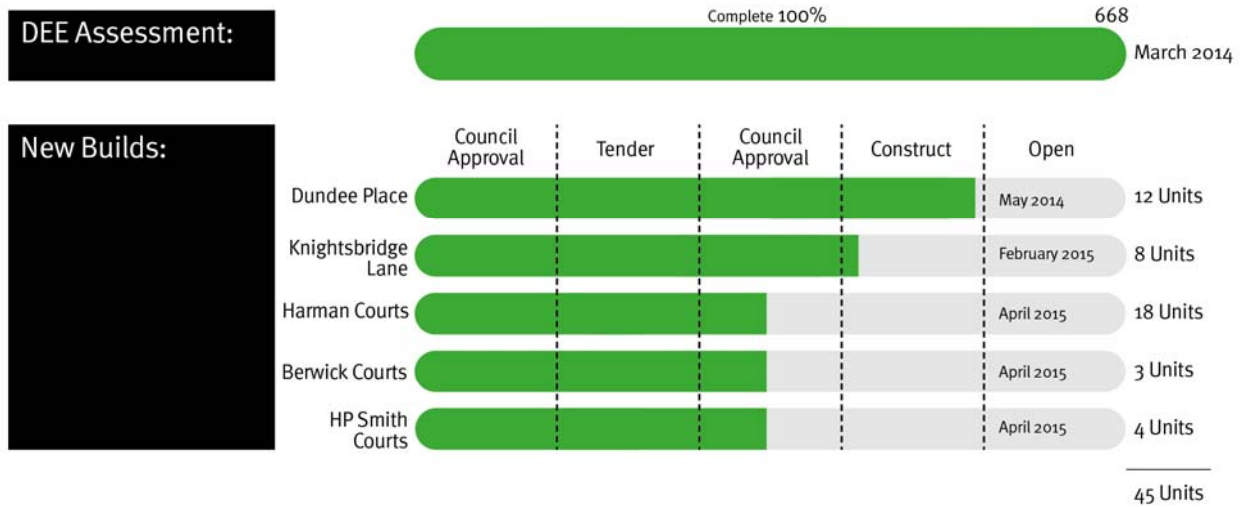


Figure 4: Social Housing Work Package 2 Progress – 29 April 2014

5. FINANCIAL IMPLICATIONS

- 5.1 The \$21 million EQC Interim payment is now fully committed to housing unit repairs, new unit builds on existing sites, demolitions and the trial relocation of residential red zone houses. At the current time, there are no funds to progress the programmed Work Package 2 unit repairs beyond August 2014 until a global portfolio settlement is reached with EQC.
- 5.2 The resulting insurance settlement for earthquake damage to housing portfolio will be insufficient to repair and/or replace all of the earthquake damage housing stock. This is primarily due to both the forecast unit rebuild costs along with the unit repair costs for significant structural damage (including strengthening) being greatly in excess of the unit block insurance cap limits. On this basis, it is recommended that staff prepare a report to prioritise the unit repair and rebuilds programme to ensure that maximum value is derived from the assets with the available funds.

6. STAFF RECOMMENDATION

That the Committee recommend to the Council that it:

- 6.1 Receive the report.
- 6.2 Endorse staff to prepare a report for the Council on the prioritisation of the social housing asset repair and rebuild programme.

ATTACHMENTS

ATTACHMENT 1 : SOCIAL HOUSING ASSET REPAIR PROGRAMME DELIVERY STRATEGY

Year	New Units Intensification	New Units Partnership	New Units Rebuild	Open Unit Repairs	Closed Unit Repairs
2014/15 (WP2)					
Aberfoyle Place			6 Units	8 Units	
Airedale Courts				37 Units	23 Units
Aldwins Courts				1 Unit	8 Units
Andrews Crescent		86 Units			
Aorangi Courts				20 Units (Done)	3 Units (Done)
Berwick Courts	3 Units				
Boyd Cottages					4 Units
Bryndwr Courts				29 Units	
Cecil Courts				12 Units	8 Units
Concord Place				43 Units	8 Units
Fred Price Courts			17 Units	20 Units	
Gloucester Courts				11 Units	
Glue Place/Sparks Road					2 Units
Greenhurst Courts				20 Units	
Haast Courts				29 Units	
Hadfield Courts				20 Units	
Harman Courts	18 Units			20 Units	
Hornby Courts				22 Units	
HP Smith Courts	4 Units		4 Units	10 Units	4 Units
Innes Courts	8 Units			24 Units	
Knightsbridge Lane	8 Units				
Lancewood Courts				11 Units	
Lyn Christie Place				25 Units	1 Unit
Margaret Murray Courts				13 Units (Done)	
Mary McLean Place				39 Units	1 Unit
Maurice Carter Courts	12 Units			34 Units	
Norman Kirk Courts				36 Units	
Osborne Street	8 Units				
Pickering Courts				13 Units	
Resolution Courts				17 Units	
Tommy Taylor Courts				13 Units	12 Units
Torrens Road				14 Units	
Veronica Place					1 Unit
Whakahoia Village			5 Units	10 Units	5 Units
TOTALS	61 Units	86 Units	35 Units	557 Units	67 Units

Figure 5 : Social Housing Work Packages Delivery Strategy – Work Package 2 (January 2014 – June 2015)

Year	New Units Intensification	New Units Partnership	New Units Rebuild	Open Unit Repairs	Closed Unit Repairs
2015/16 (WP3)					
Airedale Courts		24 Units			
Allison Courts				7 Units	
Avonheath Courts			11 Units	6 Units	
Biddick Courts			11 Units	5 Units	
Bridgewater Courts				21 Units	
Briggs Row				4 Units	
Brougham Street		89 Units			
Charles Gallagher Place			7 Units		
Charles Street			4 Units		
Cresselly Place		30 Units			
Division Street				19 Units	
Dover Courts				23 Units	
Elm Grove		12 Units			
Gayhurst Road				4 Units	
GF Allan Courts				7 Units	
Guthreys Courts		32 Units			
Jennifer/Manor/Torquay PI				14 Units	
Jura Courts				27 Units	
Kaumataua Place				8 Units	
Manse Place				25 Units	
Marwick Place				26 Units	
Maurice Hayes Place				17 Units	
Mooray Ave				4 Units	
Nayland Street				5 Units	
Palliser Place				15 Units	
Phillipstown Courts				15 Units	
Poulton Courts				11 Units	
Raleigh/Newmark Streets				9 Units	
Reg Adams Courts				12 Units	
Reg Stillwell Place			28 Units		
Roimata Place				21 Units	
Sandilands		24 Units			
Santa Cruz Lane		24 Units			
St Johns Courts				10 Units	
Templeton Courts				4 Units	
Thames Courts				10 Units	
Treddinick Place				5 Units	
Veronica Place				34 Units	
Vincent Courts				17 Units	
William Massey Courts				14 Units	
Walsall Street				25 Units	
Waltham Courts			4 Units	20 Units	
Willard Street		50 Units			
TOTALS	0 Units	261 Units	65 Units	444 Units	0 Units

Figure 6 : Social Housing Work Packages Delivery Strategy – Work Package 3 (July 2015 - June 2016)

Year	New Units Intensification	New Units Partnership	New Units Rebuild	Open Unit Repairs	Closed Unit Repairs
2016/17 (WP4)					
Alma Place				23 Units	
Angus Courts				14 Units	
Arran Courts				13 Units	
Bartlett Street				9 Units	
Cedar Park				20 Units	
Cleland Street				7 Units	
Forfar Courts				19 Units	
Gowerton Place		30 Units			
Halswell Courts			2 Units	13 Units	
Harold Denton Place				14 Units	
Jecks Place				41 Units	
Louisson Courts			13 Units		
Mabel Howard Place				51 Units	
Mackenzie Courts				24 Units	
Martindales Road				11 Units	
Nelson Street				4 Units	
Picton Avenue				10 Units	
Rue Viard Cottages				3 Units	
Tyrone Street				12 Units	
Weaver Courts				34 Units	
Wycola Courts				26 Units	
TOTALS	0 Units	30 Units	15 Units	348 Units	0 Units

Figure 7 : Social Housing Work Packages Delivery Strategy – Work Package 4 (July 2016 - June 2017)

Year	New Units Intensification	New Units Partnership	New Units Rebuild	Open Unit Repairs	Closed Unit Repairs
2017/18 (WP5)					
Barnett Avenue				24 Units	
Bruce Terrace Cottages				3 Units	
Carey Street				31 Units	
Clent Lane				19 Units	
Coles Place				19 Units	
Glue Place/Sparks Road				30 Units	
Guise Lane Courts				20 Units	
Hennessey Place				10 Units	
Huggins Place				28 Units	
Feast Place/Poulson Street				23 Units	
Fletcher Place				55 Units	
MacGibbon Place				25 Units	
TOTALS	0 Units	0 Units	0 Units	287 Units	0 Units

Figure 8 : Social Housing Work Packages Delivery Strategy – Work Package 5 (July 2017 – June 2018)

HOUSING COMMITTEE 13. 5. 2014**5. EARTHQUAKE COMMISSION GLOBAL SETTLEMENT UPDATE**

Staff will provide a verbal briefing.

6. ANNUAL ELIGIBILITY REVIEW UPDATE

Staff will provide a verbal briefing.

7. COMMUNITY ENERGY ACTION AND CITY HOUSING – WORKING TOGETHER

Staff will provide a verbal briefing.

8. RED ZONE RELOCATION PROJECT UPDATE

Staff will provide a verbal briefing.