



Council Workshop

AGENDA

Notice of Workshop Te Pānui o te Hui:

A Council Workshop will be held on:

Date: Tuesday 26 August 2025
Time: 11.00 am - 12.15 pm
Venue: HR Training Room, Level 1, Civic Offices,
53 Hereford Street, Christchurch
Open session will be recorded and published online
<https://councillive.ccc.govt.nz/meeting-calendar/>

Membership Ngā Mema

Chairperson	Mayor Phil Mauger
Deputy Chairperson	Deputy Mayor Pauline Cotter
Members	Councillor Kelly Barber
	Councillor Melanie Coker
	Councillor Celeste Donovan
	Councillor Tyrone Fields
	Councillor James Gough
	Councillor Tyla Harrison-Hunt
	Councillor Victoria Henstock
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Jake McLellan
	Councillor Andrei Moore
	Councillor Mark Peters
	Councillor Tim Scandrett
	Councillor Sara Templeton

22 August 2025

Principal Advisor

Mary Richardson

Chief Executive

Tel: 941 8999

mary.richardson@ccc.govt.nz

There will be no public admittance into the meeting room. The open session will be recorded and published online.

Note: This forum has no decision-making powers and is purely for information sharing.

To find upcoming meetings, watch a recording after the meeting date, or view copies of meeting Agendas and Notes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



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2. Otautahi Community Housing Trust - Governance to Governance Discussion 5

11.00 am – 11.45 am

Presenters: Darren Evans, Chair OCHT and Cate Kearney, CEO OCHT

3. Community (Social) Housing Update Report 21

11.45 am – 12.15 pm

Presenter: Lisa Washington, Community Housing Liaison Lead

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Otautahi Community Housing Trust - Governance to Governance Discussion (11am)


Reference Te Tohutoro: 25/1335831

Presenter(s) Te Kaipāhō : Darren Evans, Chair OCHT
Cate Kearney, CEO OCHT

1. Detail Te Whakamahuki

Purpose and Origin of the Workshop	<ul style="list-style-type: none">The purpose of this session is to allow for a governance-to-governance discussion between the Ōtautahi Community Housing Trust (ŌCHT) Board and Councillors.The Board consists of three Council appointees and between four and up to six independent members.
Timing	This workshop is expected to last for 45 minutes.
Outcome Sought	The outcome of this meeting is that Councillors have a better understanding of ŌCHT's success since establishment, improvement of Council's assets, the pressure and risks the Trust faces, and its plans and opportunities for the future.
ELT Consideration	This matter has not been considered by ELT.
Next Steps	There are no specific next steps from this briefing. Any matters that require further information or decision making will be separately presented to the Council through separate reports.
Key points / Background	Since 2019, OCHT Board and Councillors have meet annual for a governance-to-governance discussion.
Useful Links	

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	OCHT Governance to Governance Report	25/1657219	6

Signatories Ngā Kaiwaitohu

Author	Lisa Washington - Community Housing Liaison Lead
Approved By	Bruce Rendall - Head of Facilities & Property Anne Columbus - General Manager Corporate Services/Chief People Officer

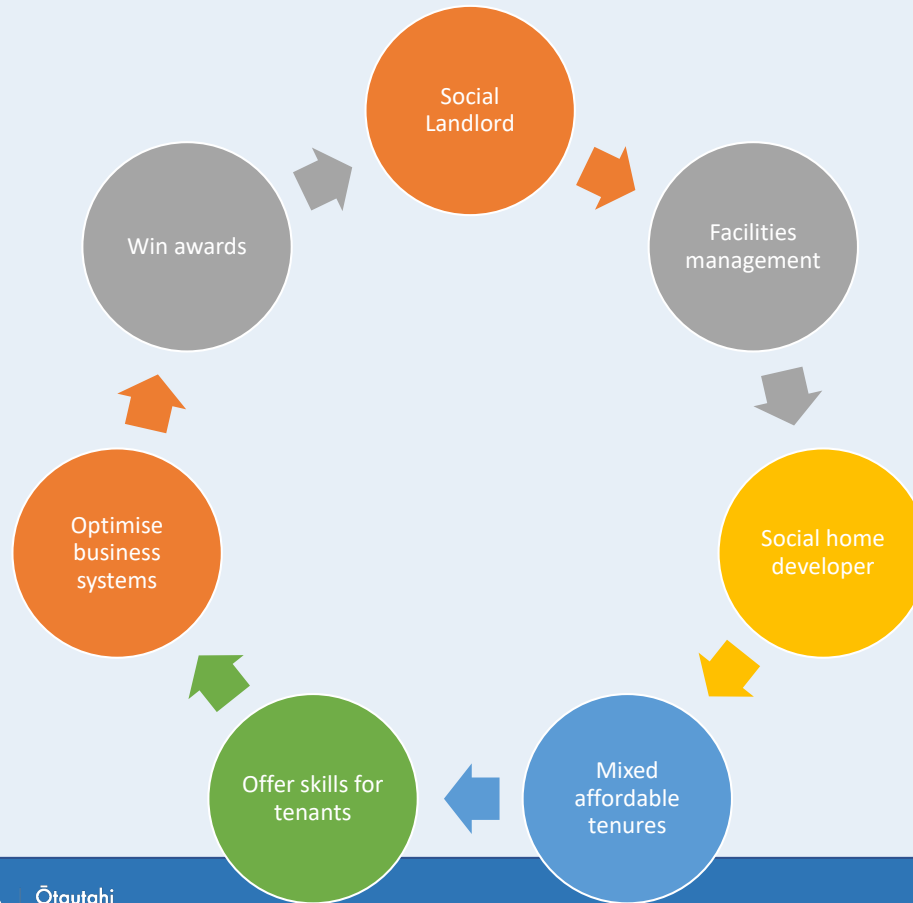
Ōtautahi Community Housing Trust



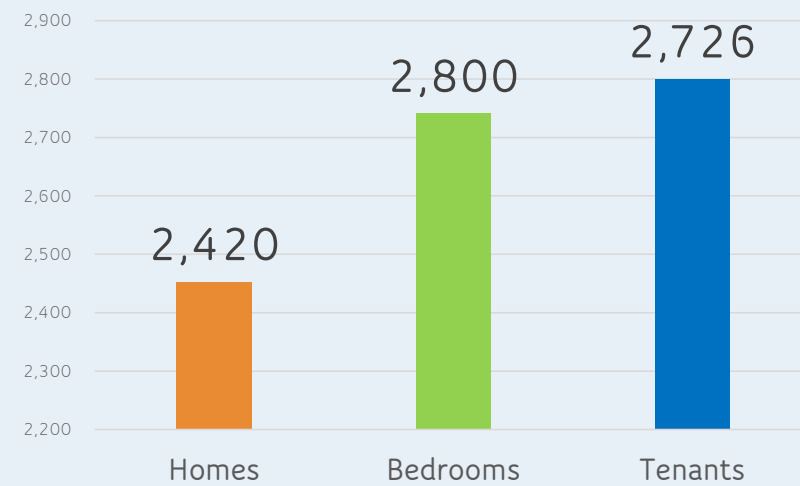
Largest SI CHP



What Does ŌCHT Do?



ŌCHT Homes

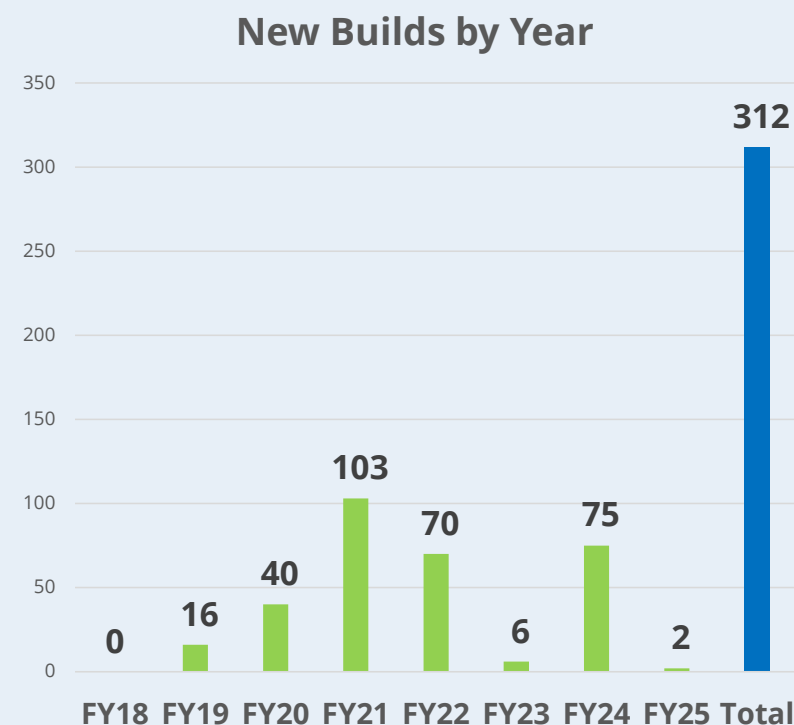


Increasing Social & Affordable Housing

OCHT build programme

Finance Partners

- Christchurch City Council (LGFA)
- Community Finance (CHFA)



And Then...

0

Policy setting changed – no new supply for Christchurch

So what did we do?....

<https://www.youtube.com/watch?v=I87G7pJfY-8>

Private Bill 2025



One change

Allow OCHT to operate in other areas as determined by Trustees



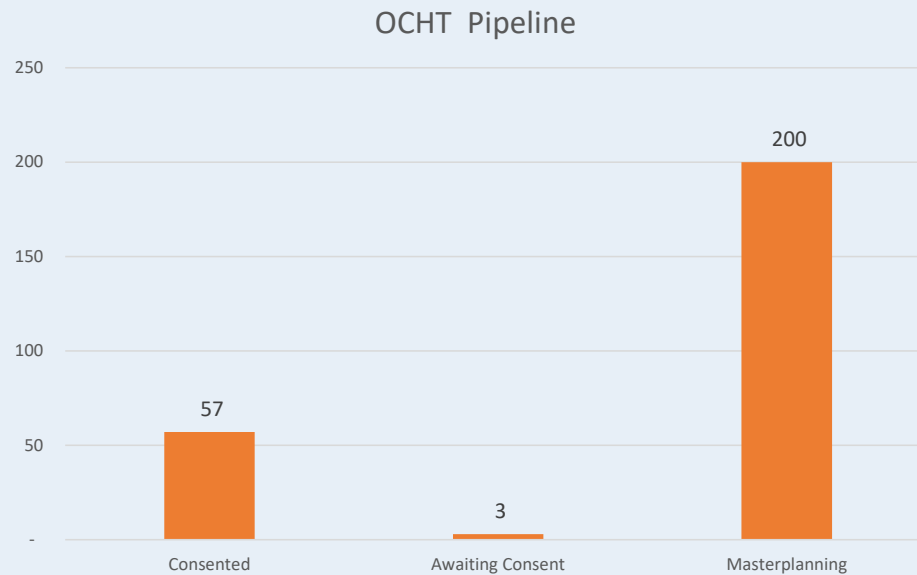
Close to submission

Draft Bill with Parliament



OCHT Pipeline

Planning housing supply in Christchurch



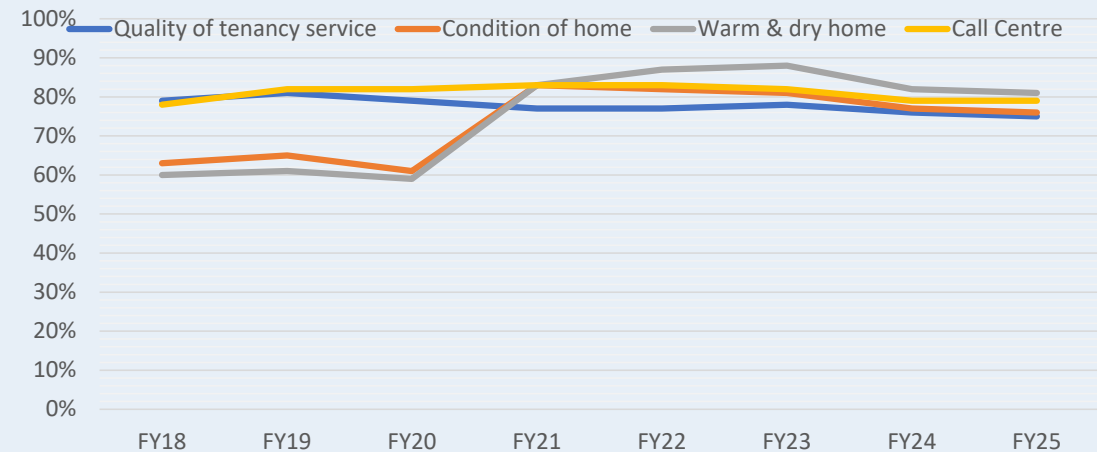
ŌCHT Performance – Nine Years On



Tenants at the Centre

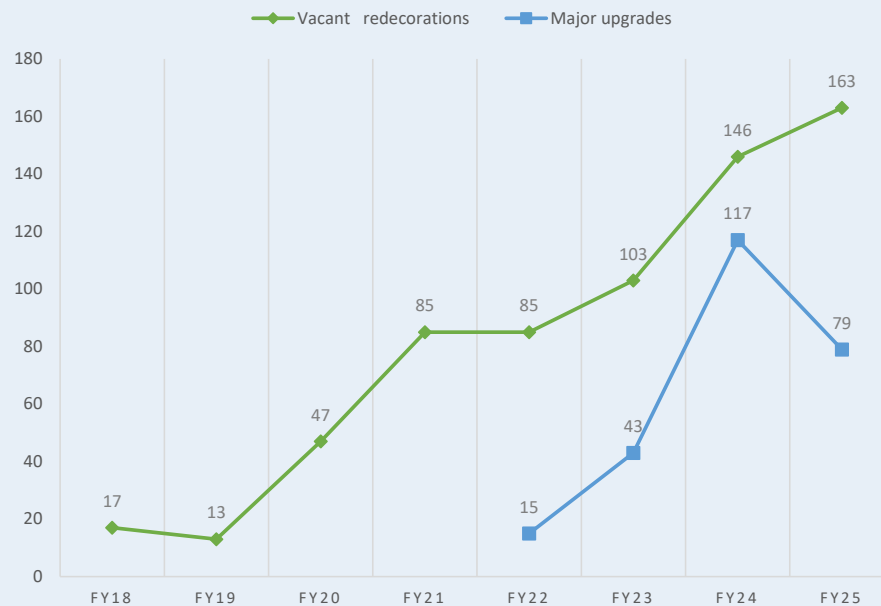


Tenant Satisfaction with Service and Home
FY18-FY25



Maintaining homes

VACANT UPGRADES FY18-25

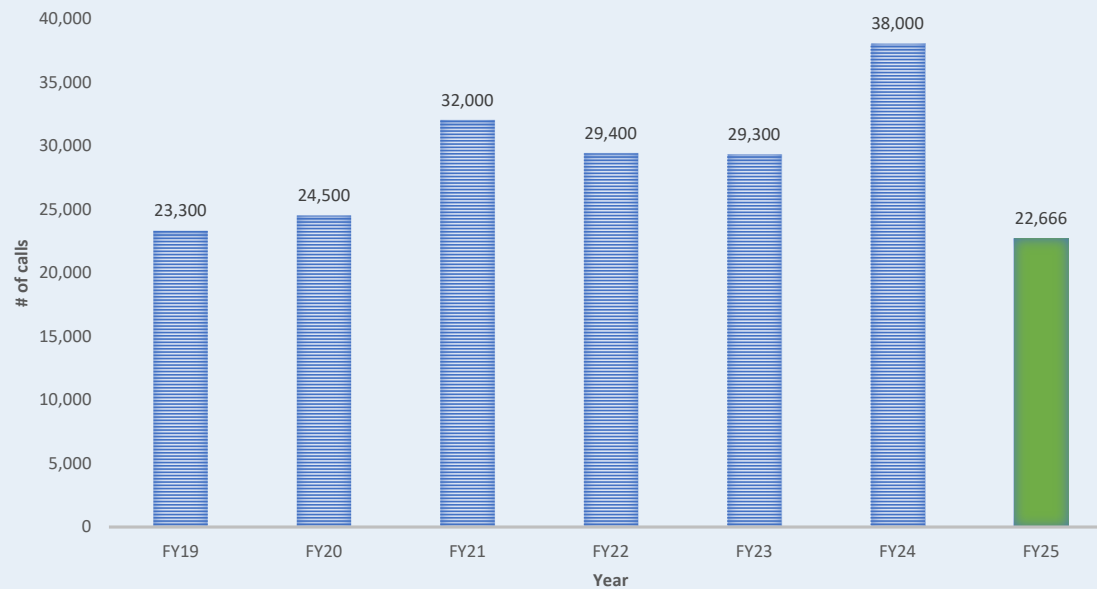


REACTIVE & EMERGENCY REPAIRS



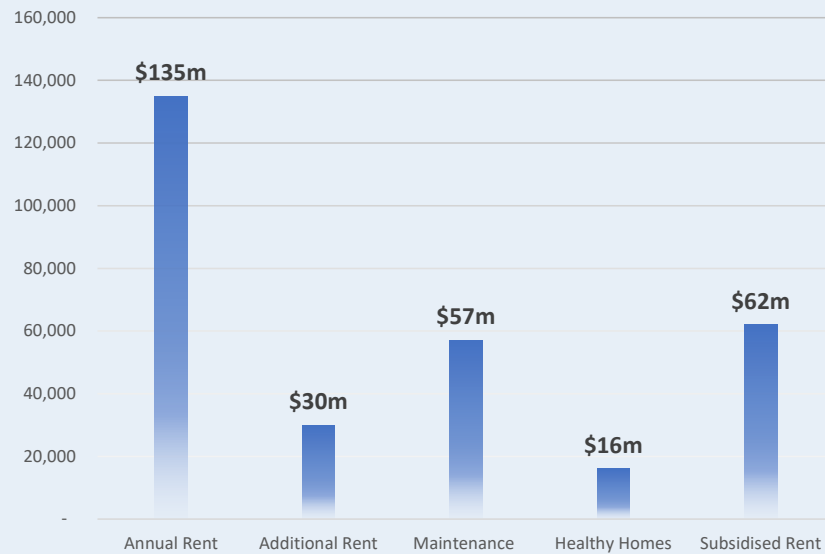
OCHT Call Centre

CALL CENTRE CALLS



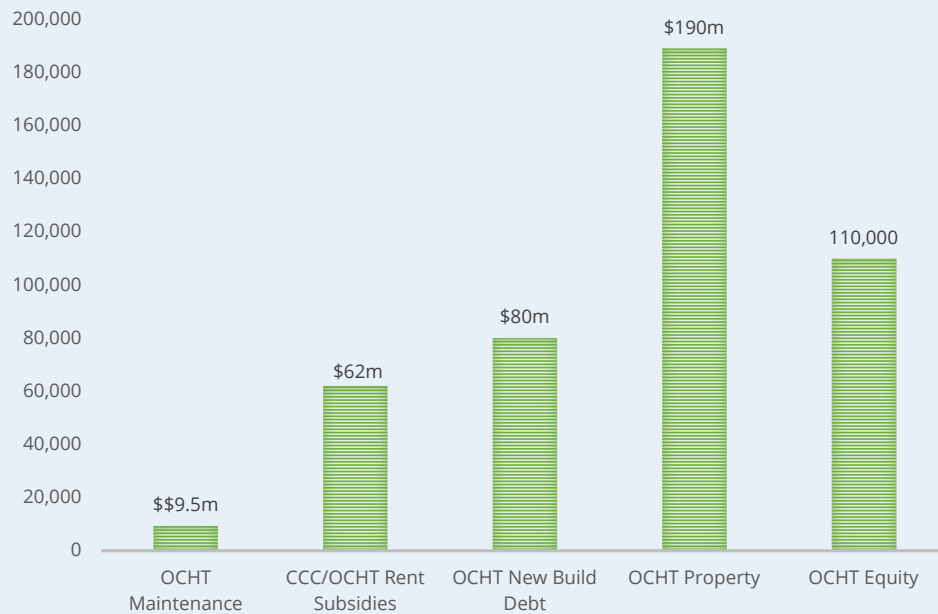
Council Benefits

KEY FINANCIAL OUTCOMES FY17- FY25



OCHT Investment and Balance Sheet

OCHT GROWTH





WE'RE PROUD OF WHAT
WE DO



TENANTS LOVE THEIR
HOMES AND APPRECIATE
MAINTENANCE



CREATED
A PIPELINE



KEY IMPACT PARTNERSHIPS
REDUCE FINANCE COSTS



WE'RE READY TO DO MORE

3. Community (Social) Housing Update Report



Reference Te Tohutoro: 25/1337241

Presenter(s) Te Kaipāhō: Lisa Washington, Community Housing Liaison Lead

1. Detail Te Whakamahuki

Purpose and Origin	<ul style="list-style-type: none">The purpose of this report is to provide a six-monthly update for the Council on Community (Social) Housing matters during the period January to June 2025.This report was requested by a Council Working Group and replaces a previous annual report. It is now included in the regular series of activity updates.
Timing	This information session is expected to last for 30 minutes.
Outcome Sought	That the Council receives the information in the Community (Social) Housing Update Report.
ELT Consideration	ELT has not considered this report.
Next Steps	Nil
Key points / Background	<ul style="list-style-type: none">The purpose of this report is to update the Council on Community (Social) Housing activities. It covers a snapshot of our portfolio, an update on the Community (Social) Housing Strategy, the Greater Christchurch Partnership Joint Housing Action Plan, the Housing Fund, maintenance activity, and tenant satisfaction.In November 2021, the Council adopted a reporting framework reflecting the change to delivery arrangements and approved changing reporting frequency to six monthly, with every second report being jointly submitted with Ōtautahi Community Housing Trust (ŌCHT).
Useful Links	<ul style="list-style-type: none"><Enter links>.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Community (Social) Housing Update Report	25/1670769	23

Signatories Ngā Kaiwaitohu

Author	Lisa Washington - Community Housing Liaison Lead
Approved By	Bruce Rendall - Head of Facilities & Property Anne Columbus - General Manager Corporate Services/Chief People Officer

Community (Social) Housing Report

January to June 2025



ccc.govt.nz/social-housing

August 2025

Christchurch
City Council 

Executive summary

Community Housing Strategy vision:

Community housing as a foundation of housing and wellbeing in Ōtautahi Christchurch.

This report provides an update on community housing activities over the last six months.

It covers:

- A snapshot of our portfolio
- Council's key performance measures
- Programme of works update
- Housing fund update
- An overview of maintenance activity
- Our tenants and their satisfaction rates.



Willard Street.

Section one: Portfolio snapshot

Portfolio snapshot

Council owned, ŌCHT operated (at 30 June 2025)

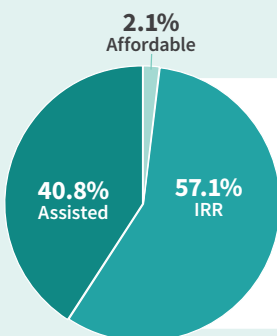
 **1906 units**
(2096 bedrooms)

1830 units (1998 bedrooms)
leased under the Deed of Lease to ŌCHT.

21 units (33 bedrooms)
leased to community organisations.

1 owner occupied unit (1 bedroom)

18 units (36 bedrooms)
at Sandilands are closed and under negotiation for disposal/redevelopment.



CCC tenancies under agreement (total at 30 June 2025: 1760)

- 1005 Income Related Rent (IRR) tenancies**, where tenants pay 25% of their income in rent and the Government subsidises the provider to market rent level.
- 718 Assisted rental tenancies** which do not attract Government subsidies.
- 37 Affordable rental tenancies** for low income households to access long-term rental units set below market rates.

ŌCHT owned and operated

575 homes owned.
8 private rentals managed through the Housing First programme.



Veronica Place.



Gowerton.

Ōtautahi Community Housing Trust (ŌCHT)

ŌCHT is a charitable trust and the largest community affordable housing provider in the South Island. They actively work with tenants and social services to foster sustainable tenancies and aim to support and empower tenants to enhance individual and community wellbeing.

Section one: Portfolio snapshot

ŌCHT key performance measures for Council – nine years on



\$147m rent



\$30m additional rent

Increased revenue for council



\$56m maintenance spend



\$66m subsidised rent

Increased revenue for council



57% IRRs by 2025

Council target: 25% IRRs



Reg Adams.



Coles Place.

Section one: Portfolio snapshot

Current supply of community housing in Ōtautahi Christchurch

Provider	No. of Units
Kāinga Ora*	7385
CCC leased (ŌCHT, other providers and owner occupied)	1869
ŌCHT (owned)	575
Community Housing Providers **	484
Total	10,313

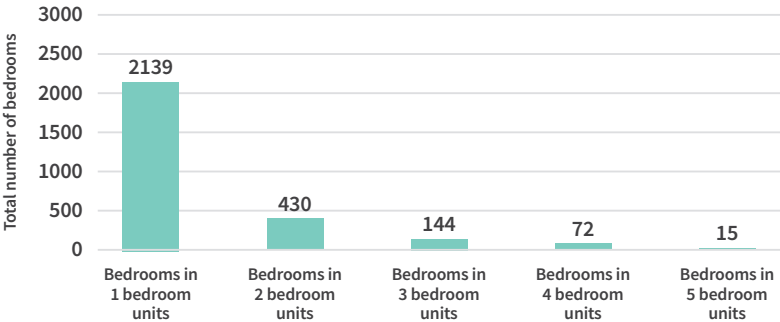
*Owned by, or leased to, Kāinga Ora

**Owned or managed, excludes ŌCHT. NB: this figure is for the Canterbury region.

Number of applicants on the Housing Register	Number of applicants on the Transfer Register	Transitional Housing places
1499 (-447)	503 (-56)	475 (-17)

Source: Te Tūāpapa Kura Kāinga | Ministry of Housing and Urban Development (HUD) website (June 2025). The number in brackets shows the net change since June 2023.

ŌCHT/CCC/HF/PK bedrooms (total number of bedrooms 2800)



HF = Housing First, PK = Paenga Kupenga



Clent Lane.



Willard Street.

Section three: Housing fund

Housing fund

Community (social) housing is financially self-supporting and not funded from rates. It is funded from rental income which is held in a rates neutral ring-fenced housing fund.

All housing revenues are paid into the fund and all expenses drawn from it.

Fund balance



\$3.088m

opening balance on 1 July 2024

\$3.986m

closing balance on 30 June 2025

(NB: this balance is lower than forecast due to a change in national focus from central government which negatively impacted the pipeline of additional public housing in the South Island and this has led to the cancellation, or delay, of planned housing developments/assets sales, which has ultimately impacted the housing fund.)

Rental income



\$16.75m

for the 2024-25 financial year



Carey Street.

Image Kurt Langer.



Kaumatua.

Two extensively fire-damaged properties have had a significant impact on the rates neutral housing fund. Due to their uninhabitability and the extended timeframes required for insurance resolution and site remediation, these properties have been unable to generate rental income. This places additional pressure on the fund, which relies on consistent occupancy to remain financially sustainable.

Section four: Maintenance activity

Maintenance activity

Planned works (including maintenance)

ÖCHT have been responsible for the delivery of major maintenance and unit renewals since 1 July 2021. Overall, the condition of the Council’s portfolio is improving, and benefits continue to be found through integrated planning between reactive repair and programmes of work, improving the tenant experience.

Midlife refurbishments

Almost 75% of the portfolio will require refurbishments in the next twenty years. This includes roofs, kitchens, bathrooms and windows, and will mean large capital expenditure over the next few decades.

There is insufficient funding currently available in the Housing Fund to undertake the work. This is further exacerbated by rising insurance, inflation-driven maintenance and rates costs. The current Long-Term Plan (LTP) requires Council to dispose of end-of-useful-life complexes to balance the budget over its ten-year time horizon.

The ability to dispose of these housing assets to our community housing partners helps fund renewal of Council complexes and provides redevelopment opportunities. This approach allows for new fit-for-purpose homes and increased eligibility for tenants to access income related rents.



St Johns Court double glazing, July 2025.



Willard Street.

Maintenance activities and volumes FY25

CCC Unscheduled Programme – 2024–2025		
Works	Planned	Complete
Hazard remediation	50 units	44
Meth		16
Asbestos		9
Mould		19
Kitchen upgrades		77
Bathroom upgrades		86
Major works	25 units	16
Homes through VUT		60
Homes through LTL	200 units	210

CCC Planned Programme – 2024–2025		
Paths/driveways	1 complex	2
Fence replacements	10 complexes	8
Exterior lights	1 complex	1
Three Waters	7 complexes	2
Line marking	2 complexes	1
Roofs and gutters	3 complexes	5
Tree maintenance	5 complexes	5

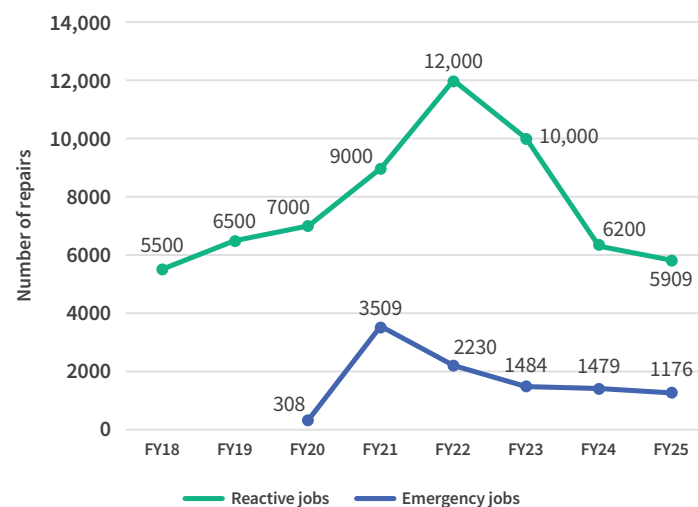
VUT – vacant untenable. More extensive repairs and maintenance are needed before reletting.

LTL – let to let. ÖCHT aims to get new tenants in within 15 days.

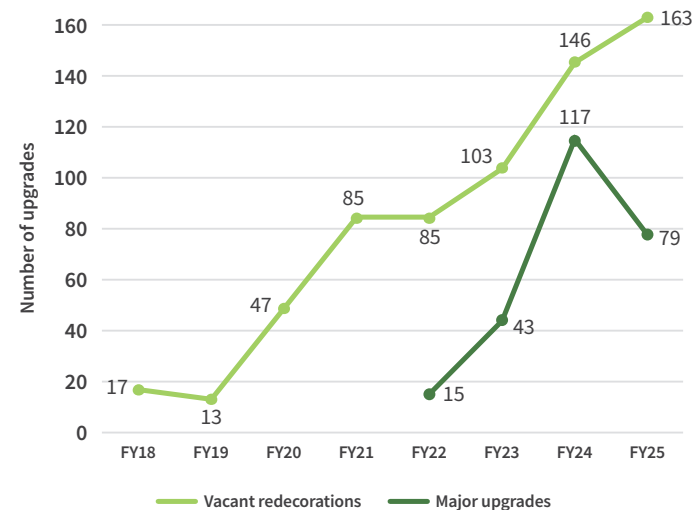
Section four: Maintenance activity

Maintaining and improving people's homes

Reactive and emergency repairs



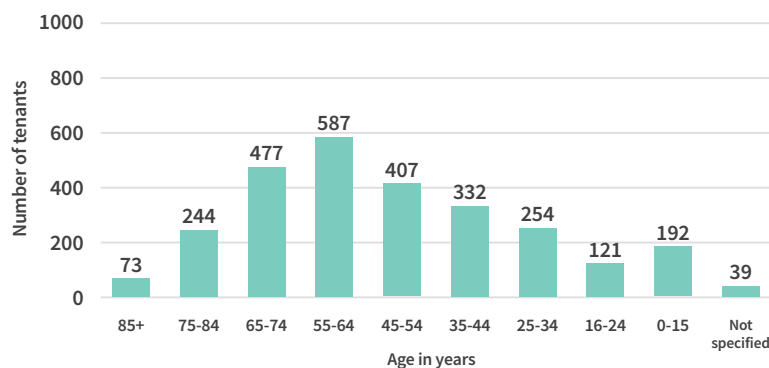
Vacant upgrades



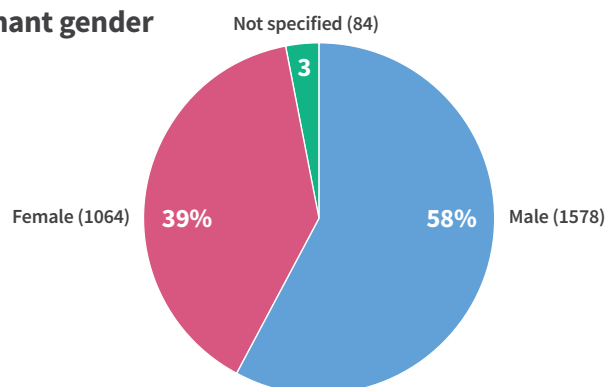
Section four: Maintenance activity

Our tenants

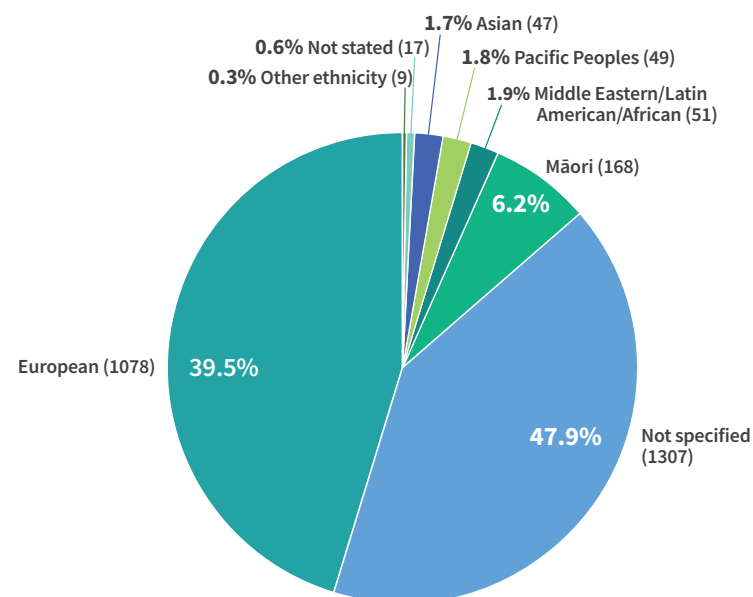
Tenant age (total number of tenants 2726)



Tenant gender



Tenant ethnicity



Section four: Maintenance activity

What our tenants think



Coles Place.

Average condition ratings (1 = very good, 5 = very poor)



Average internal condition

2.37

Average external condition

2.3

Satisfaction levels



75% satisfied

with overall customer service

76% satisfied

with the condition of their home

75% satisfied

with tenancy services provided

Annual tenant survey (June 2025)



Carey Street.

Community Housing Network Insights

Te Waipounamu | 14 August 2025 Meeting Highlights

Item 3

Attachment A



Transitional Housing Capacity in Christchurch: Key Observations

Two organizations report that HUD currently does not replace transitional housing (TH) places when leased properties become unavailable, directly contributing to a net reduction in essential accommodation for vulnerable people in Christchurch.

Christchurch TH Places

A noticeable decline in available places from late 2024 to the latest figures.

501 → **475**
Dec 2024 Latest HUD Data

Homeless Housing Waitlist

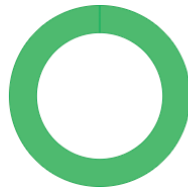
An organization focusing on housing the homeless reports its highest-ever waitlist, with 112 tenants awaiting housing.

112

Tenants Awaiting Housing

New Youth Housing at Full Capacity

Newly constructed youth housing facilities are already at full occupancy, underscoring immediate demand for specialized accommodation.



Housing Development Stalled



Funding Shortfall Prevents Building

Community housing providers confirm ample land is ready for construction, but insufficient government funding prevents them from building new homes. This barrier mirrors challenges faced by others in the sector.

Addressing Systemic Challenges



Longer Transitional Stays Needed

Community sector representatives advocate for extending the current 12-week transitional housing period. They argue that individuals with complex needs require more extensive support services for successful transition to permanent housing.



Call for In-Depth TH Study

Community providers propose an in-depth study into Christchurch's transitional housing landscape. This research would highlight the limited number of providers, declining availability, and increased duration of stay, providing crucial evidence for policy adjustments.

Ongoing Community Sector Initiatives

The community sector is leading key initiatives to improve data and professional standards across the sector.



Homelessness Data

Collection project update expected

End of October



Tenancy Management

Capability framework launch target

December



Asset Management

New framework development

Early Stages

Infographic generated from the minutes of the Community Housing Aotearoa Te Waipounamu Network Meeting of 14 August 2025