

Housing Subcommittee AGENDA

Notice of Meeting:

An ordinary meeting of the Housing Subcommittee will be held on:

Date: Friday 5 July 2019
Time: 1pm
Venue: Committee Room 1, Level 2, Civic Offices,
53 Hereford Street, Christchurch

Membership

Chairperson	Councillor Glenn Livingstone
Deputy Chairperson	Councillor Phil Clearwater
Members	Councillor Vicki Buck
	Councillor Anne Galloway
	Councillor Yani Johanson
	Councillor Deon Swiggs

2 July 2019

Principal Advisor

Matt McLintock
Acting Head of Community Support,
Governance & Partnerships

Liz Ryley
Committee and Hearings Advisor
941 8153
liz.ryley@ccc.govt.nz
www.ccc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

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Strategic Framework

The Council's Vision – Christchurch is a city of opportunity for all.

Open to new ideas, new people and new ways of doing things – a city where anything is possible.

Whiria ngā whenu o ngā papa Honoa ki te maurua tāuikiuki

Bind together the strands of each mat
And join together with the seams of respect
and reciprocity.

The partnership with Papatipu Rūnanga
reflects mutual understanding and respect,
and a goal of improving the economic,
cultural, environmental and social
wellbeing for all.

Overarching Principle

Partnership – Our
people are our taonga
– to be treasured and
encouraged. By working
together we can create
a city that uses their
skill and talent, where
we can all participate,
and be valued.

Supporting Principles

Accountability	Collaboration
Affordability	Prudent Financial Management
Agility	Stewardship
Equity	Wellbeing and resilience
Innovation	Trust

Community Outcomes

What we want to achieve together as our city evolves

Strong communities

Strong sense of
community
Active participation in
civic life
Safe and healthy
communities
Celebration of our
identity through arts,
culture, heritage and
sport
Valuing the voices of
children and young
people

Liveable city

Vibrant and thriving
central city, suburban
and rural centres
A well connected and
accessible city
Sufficient supply of, and
access to, a range of
housing
21st century garden city
we are proud to live in

Healthy environment

Healthy waterways
High quality drinking
water
Unique landscapes and
indigenous biodiversity
are valued
Sustainable use of
resources

Prosperous economy

Great place for people,
business and investment
An inclusive, equitable
economy with broad-
based prosperity for all
A productive, adaptive
and resilient economic
base
Modern and robust
city infrastructure and
community facilities

Strategic Priorities

Our focus for improvement over the next three years and beyond

Enabling active citizenship and connected
communities

Maximising opportunities to develop a vibrant,
prosperous and sustainable 21st century city

Climate change
leadership

Informed and proactive
approaches to natural
hazard risks

Increasing active, public
and shared transport
opportunities and use

Safe and sustainable
water supply and
improved waterways

HOUSING SUBCOMMITTEE - TERMS OF REFERENCE

Chair	Councillor Livingstone
Membership	Councillor Clearwater (Deputy Chair), Councillor Buck, Councillor Galloway, Councillor Johanson, Councillor Swiggs
Quorum	Half of the members if the number of members (including vacancies) is even, or a majority of members if the number of members (including vacancies) is odd.
Meeting Cycle	As required
Reports To	Social, Community Development and Housing Committee

Responsibilities

The Housing Subcommittee is responsible for:

- Examining a broad range of issues including homelessness, youth housing, emergency housing, social housing, the future of Council's housing stock, housing affordability schemes for first home buyers, the rental market and housing density
- Reviewing and advising on housing policy, legislation and related issues.
- Overseeing the Council's housing asset management including Otautahi lease and reporting matters
- Providing advice on particular housing matters that support Council's decision making across the continuum of social, affordable and market housing, including innovative housing solutions that will increase the supply of affordable housing
- Facilitating collaborative action across the continuum of social, affordable and market housing with Central Government agencies, e.g. Ministry for Business, Innovation and Enterprise (MBIE), Ministry of Social Development (MSD), The Tenants Protection Association (TPA), NGO's, Te Wai Pounamu Community Housing Providers Network, Housing NZ Corporation (HNZC), Canterbury District Health Board (CDHB) and providers of mental health accommodation, Department of Corrections, representatives from the disability sector, and NZ Coalition to End Homelessness (NZCEH)
- Monitoring the delivery of the Housing Policy 2016 priority actions across its 8 key goals
- Overseeing the Council's actions in relation to housing from the Greater Christchurch Partnership (UDSIC) Strategy
- Overseeing the Social Housing Strategy 2007
- Support Council's participation and leadership within the Christchurch Housing Accord.

The Subcommittee will work in close collaboration and partnership with the community, government and private sectors to find new ways and set clear targets to address housing issues including increasing the supply of affordable and social housing in Christchurch.

The Subcommittee will report back to, and obtain its strategic direction and priorities from the Social, Community Development and Housing Committee on all aspects considered under these Terms of Reference.

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1. Apologies

At the close of the agenda no apologies had been received.

2. Declarations of Interest

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

3. Confirmation of Previous Minutes

Attached are the notes from the Housing Subcommittee meeting held on [Friday, 5 April 2019](#) (refer page 6).

4. Deputations by Appointment

There were no deputations by appointment at the time the agenda was prepared.

5. Presentation of Petitions

There were no petitions received at the time the agenda was prepared.

Housing Subcommittee OPEN MINUTES

Date: Friday 5 April 2019
Time: 1pm
Venue: Committee Room 1, Level 2, Civic Offices,
53 Hereford Street, Christchurch

Present

Chairperson	Councillor Glenn Livingstone
Deputy Chairperson	Councillor Phil Clearwater
Members	Councillor Vicki Buck
	Councillor Yani Johanson
	Councillor Deon Swiggs

2 April 2019

Principal Advisor

John Filsell
Head of Community Support,
Governance & Partnerships

Sarah Drummond
Committee and Hearings Advisor
941 6262
sarah.drummond@ccc.govt.nz
www.ccc.govt.nz

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Part A Matters Requiring a Council Decision

Part B Reports for Information

Part C Decisions Under Delegation

The agenda was dealt with in the following order.

1. Apologies

Part C

Committee Resolved HSTF/2019/00001

Committee Decision

That the apology from Councillor Galloway be accepted.

Councillor Buck/Councillor Johanson

Carried

2. Declarations of Interest

Part B

There were no declarations of interest recorded.

3. Confirmation of Previous Minutes

Part C

Committee Resolved HSTF/2019/00002

Committee Decision

That the minutes of the Housing Subcommittee meeting held on Monday, 17 December 2018 be confirmed.

Councillor Livingstone/Councillor Clearwater

Carried

4. Deputations by Appointment

Part B

There were no deputations by appointment.

5. Presentation of Petitions

Part B

There was no presentation of petitions.

6. Social Housing Healthy Homes Legislative Changes
Committee Resolved HSTF/2019/00003

Part C

That the Housing Subcommittee:

1. Receive the information provided.

Councillor Clearwater/Councillor Livingstone

Carried

7. Social Housing Update on the 2018-2019 Earthquake Repairs Programme
Committee Resolved HSTF/2019/00004

Part C

That the Housing Subcommittee:

- a. Receive the information provided.

Councillor Clearwater/Councillor Swiggs

Carried

8 Resolution to include Supplementary Report
Committee Resolved HSTF/2019/00005

That the report be received and considered at the Housing Subcommittee meeting on 05 April 2019.

8. Carey Street Social Housing Complex Update

Councillor Clearwater/Councillor Buck

Carried

9 Resolution to Exclude the Public
Committee Resolved HSTF/2019/00006

That at 1.58 pm the resolution to exclude the public set out on pages of the agenda and page 8 of of the supplementary agenda be adopted.

Councillor Livingstone/Councillor Swiggs

Carried

Meeting concluded at 2.22pm.

CONFIRMED THIS 5TH DAY OF JULY 2019

COUNCILLOR GLENN LIVINGSTONE
CHAIRPERSON

Unconfirmed

Item 3 - Minutes of Previous Meeting 5/04/2019

6. Social Housing EQ Repair Programme Status Update July 2019

Reference: 19/733985

Presenter(s): Darren Moses : Manager Capital Delivery - Community

1. Purpose of Report

- 1.1 The purpose of this report is for the Housing Subcommittee to be informed of the current status of the remaining earthquake repair projects being delivered by the Capital Delivery Department.

2. Executive Summary

- 2.1 The Council's earthquake repair programme across the Social Housing portfolio has been ongoing for a number of years. It is now in its final 6 months and programmed to be completed in December 2019.
- 2.2 A small team of four Project Managers undertake this work.
- 2.3 There are 8 complexes in the current approved repair programme.
- 2.4 The programme budget is \$6.6M which includes cost of construction contract, staff management time and contingency for unforeseen items.
- 2.5 The last of the Council-built new builds recently opened with 5 new units at Bruce Terrace in Akaroa.
- 2.6 The programme timeline can be constrained by the number of available units to decant tenants and their possessions at any one time.

3. Staff Recommendations

That the Housing Subcommittee:

1. Receives the information in the Social Housing EQ Repair Programme Status Update report.

4. Context/Background

- 4.1 The approved repair programme has the following complexes underway and scheduled to be completed prior to Christmas 2019:

Walsall Courts – 26 units

Allison Courts – 9 units

Bryndwr Courts – 32 units

Reg Adams Place – 14 units

Cleland – 7 units

Waltham – 26 units

Mackenzie – 24 units

Nayland – 5 units

- 4.2 Each complex and units within have their own site specific scope, but typically include earthquake damage repairs, refurbishment and code upgrades.
- 4.3 Health and Safety management of workers, public, tenants and staff is paramount and to date there have been no significant incidents.

Attachments

There are no attachments to this report.

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Darren Moses - Manager Capital Delivery Community
Approved By	Bruce Rendall - Head of Facilities, Property & Planning Brent Smith - Acting General Manager Citizens & Community

7. Status Update - Ōtautahi Community Housing Trust Capitilisation and Financing

Reference: 19/734186

Presenter(s): Bruce Rendall, Head of Facilities, Property and Planning

1. Purpose of Report

- 1.1 The purpose of this report is to provide an update on the status of the \$50 million capitalisation of and the \$30 million loan to the Ōtautahi Community Housing Trust.

2. Executive Summary

- 2.1 The Council has approved the transfer of assets to the value of \$50 million to capitalise the Ōtautahi Community Housing Trust ("Trust"). These transfers are well advanced and are planned to be complete by October 2019.
- 2.2 The Council has also approved a loan of \$30 million to the Trust for the purposes of building new social housing. The parties have agreed on terms and it is anticipated that the first draw down of this loan will be in August 2019.

3. Staff Recommendations

That the Housing Subcommittee:

1. Note the information in the Status Update – Ōtautahi Community Housing Trust Capitilisation and Financing report.

4. Context/Background

\$50 Million Capitalisation

- 4.1 Council and the Government entered into a Housing Accord (Accord) in 2014 which outlined various matters, one of which was *The Council will capitalise the entity [Trust], or entities with an injection of \$50 million over 3 years from the Christchurch City Holdings Limited;* subsequently amended in 2017 to state *The Council will progressively capitalise the Otautahi Community Housing Trust with an injection of \$50 million of land and other assets.*
- 4.2 This is to be provided by way of a \$5,000,000 gift (\$4,500,000 property and \$500,000 cash) and the value of the transfer balance (\$45,000,000) secured by way of a General Security Agreement (GSA) that is already in place.
- 4.3 The capitalisation has occurred as a series of tranches. The first tranche was transferred in 2016/17 and involved the gifting of two properties (Charles Street and Louisson Courts)
- 4.4 The second tranche occurred in 2017/18 and involved the gifting of the following properties:
 - 239a Opawa Road, Lot 1 & Lot 3 Deposited Plan 82941
 - 241 Opawa Road, Part Lot 8 Deposited Plan 412
 - 243 Opawa Road, Part Lot 9 Deposited Plan 412
 - 245 Opawa Road, Part Lot 10 Deposited Plan 412
 - 247 Opawa Road, Part Lot 11 Deposited Plan 412
 - 249 Opawa Road, Part Lot 12 Deposited Plan 412

251 Opawa Road, Part Lot 13 Deposited Plan 412
253 Opawa Road, Part Lot 1 Deposited Plan 25769
255 Opawa Road, Part Rural Section 91
263 & 265 Opawa Road, Part Lot 2 DP 35997
267 Opawa Road, Lot 1 Deposited Plan 364580
269 Opawa Road, Part Lot 1 Deposited Plan 19432
269a Opawa Road, Part Lot 15 Deposited Plan 27317
271 Opawa Road, Part Lot 1 Deposited Plan 13838
273 Opawa Road, Part Lot 2 Deposited Plan 13838
275 Opawa Road, Part Lot 3 Deposited Plan 13838
277 Opawa Road, Part Lot 4 Deposited Plan 13838
1r Curries Road, Part Lot 2 Deposited Plan 473254
133 Prestons Road, Lot 8 Deposited Plan 19819
16 Alderson Avenue, Lot 2 Deposited Plan 83201

- 4.5 The second tranche also involved the gifting of the former Canterbury Earthquake Temporary Accommodation Services houses at Linwood Park. These houses are relocatable and are to be removed from Linwood Park by 2021.
- 4.6 The third tranche was the first to include “loaned” properties and has occurred progressively from February 2019 to June 2019. Properties included the following:

Property Transfers

356-402 Brougham Street, Lot 1 Deposited Plan 50616
51-63 Salisbury Street, Pt Lot 1 Deposited Plan 23551
133 Wilsons Road, Pt Lot 1 & Lot 2 Deposited Plan 19340
86a Beachville Road, Lot 3 Deposited Plan 29982
27 Glovers Road, Lot 2 Deposited Plan 11723
4b Curries Road, Lot 12 Deposited Plan 15293
502 Greers Road, Lot 3 Deposited Plan 46164
1 Gowerton Place, Lot 2-3, 6 Deposited Plan 71401 and Section 1
Survey Office Plan 365834
1 Alma Place, Lot 1 Deposited Plan 71179
27 Arran Crescent, Lot 1 Deposited Plan 30160
21 Coles Place, Part Lot 1 Deposited Plan 17261
72a Olliviers Road, Pt Lot 12 DP 1763
37 Dunarnan Street, Part Rural Section 161 and Defined On Lot 1
Deposited Plan 21354
1 Maurice Hayes Place, Lot 1 Deposited Plan 35644
1 Mabel Howard Place, Lot 6-7 Deposited Plan 21331
22 Northcote Road, Lot 1 Survey Plan 464500
\$500K Loan Transfer (Gift)

- 4.7 The third tranche has taken longer than expected due to the need to negotiate the general security agreement (GSA). This agreement has the twin aims of protecting Council’s interest in the value of the assets being transferred, while allowing flexibility for the Trust to use the assets to help develop new social housing.
- 4.8 As at 30 June 2019, all of the properties, with the exception of Gowerton Place and Dunarnan Street have transferred to the Trust. The latter two have not transferred as we are still awaiting assignment of the residual EQC claims.

- 4.9 The fourth tranche consists of the properties listed in the PX attachment. The names and locations of these properties will be kept confidential until tenants have been informed and the Residential Tenancies Act consultation is completed.
- 4.10 Officers are currently working through Residential Tenancies Act consultation and Public Works Act offer back requirements for the properties in the fourth tranche. We are aiming to complete these transfers by October 2019.

On completion of the final transfers, officers will undertake an overall review of the transfers to ensure that the value of assets transferred corresponds to \$50 million.

\$30 Million Loan

- 4.11 In July 2018, Council approved a loan of up to \$30 million to the Otautahi Community Housing Trust for the purposes of developing at least 130 new social housing units on the basis that all borrowings and costs are to be repaid by the Trust within 25 years of the initial advancement of funds. A precondition to advancing funds to the Trust was that must hold a long term social housing supply agreement, acceptable to Council, that allows it to achieve sufficient guaranteed income to service the loans and repay all Council's costs without any ratepayer funding.

Terms for the loan have been agreed and signed off by the Trust and Council's delegated authorities (the CEO and the Chair of the Finance and Performance Committee). Final loan documents are currently underway and are expected to be in place in time for the first draw down in August 2019.

Attachments

No.	Title	Page
A	List of Properties in the Fourth Tranche - CONFIDENTIAL	

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Bruce Rendall - Head of Facilities, Property & Planning
Approved By	Leonie Rae - Acting General Manager Corporate Services

8. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely items listed overleaf.

Reason for passing this resolution: good reason to withhold exists under section 7.

Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

- (a) Shall be available to any member of the public who is present; and
- (b) Shall form part of the minutes of the local authority.”

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PLAIN ENGLISH REASON	WHEN REPORTS CAN BE RELEASED
7	STATUS UPDATE - ŌTAUTAHĪ COMMUNITY HOUSING TRUST CAPITALISATION AND FINANCING				
	ATTACHMENT 1 - LIST OF PROPERTIES IN THE FOURTH TRANCHE	S7(2)(A)	PROTECTION OF PRIVACY OF NATURAL PERSONS	THE RESIDENTIAL TENANCIES ACT REQUIRES TENANTS TO BE CONSULTED PRIOR TO A CHANGE OF PROPERTY OWNERSHIP. COUNCIL IS UNDERTAKING THIS CONSULTATION NOW. ONCE IT IS COMPLETE AND TENANTS ARE INFORMED THE INFORMATION CAN BE RELEASED.	UPON COMPLETION OF THE CONSULTATION WITH TENANTS