



15 February 2023

File Ref: 5-IM-2

[REDACTED]

Via email: [REDACTED]

Dear [REDACTED]

Local Government Official Information Request

Thank you for your request for information from Council. All requests to the Council for information are required to be considered in accordance with the Local Government Official Information and Meetings Act 1987 (LGOIMA). More information about how the Council handles LGOIMA requests can be found in the Council's LGOIMA Request Policy, which is available on the Council's website.

Your request for information was received 16 January 2023 and related to Council Housing Stocktake. Our response is below:

Housing Section

1a. Rangitikei District Council housing stock (number of complexes and number of units owned)

Response:

72 Units

1b. Rangitikei District Council housing stock typology/configuration (number of bedrooms)
Taihape, Marton, Bulls and Ratana

Response:

Small, one-bedroom flats suited to a single person, with a few double sized flats which we provide for couples.

1c. Approximate age of units

Response:

- | | |
|--------------------------------------|------------------------|
| • Taihape | Built mid 60 – 70s |
| • Ratana | Built mid 60s |
| • Wellington Road/Cobber Kain Avenue | Built early to mid 70s |
| • Cuba Street, Marton | Built mid 50s |
| • Russell Street, Marton | Built 1980s |
| • Hammond Street, Bulls | Built mid 70s |

Making this place home.

1d. Condition of units (e.g. percentage meeting healthy homes criteria, any recent or planned major refurbishments)

Response:

All units meet the current healthy homes criteria.

- Heat pumps installed
- Thermal curtains
- 90% of units have extractor fans installed
- Some units are exempt regarding insulation due to no ceiling access or have been constructed on concrete slabs
- All housing units are inspected twice a year, with work prioritised following these inspections
- Major refurbishments were undertaken on the four Ratana units in early 2022, these included new paintwork throughout, kitchen reconfiguration including new cabinets/units, vanity and laundry tub/units and new flooring
- Other major refurbishments were undertaken in five other district wide units and numerous other units have received minor upgrades i.e new carpet, kitchen units and/or paintwork

1e. Accessibility of units (e.g., do they have accessibility features for elderly / disabled tenants like step free access, wider doorways etc. Do any units meet universal design standards)

Response:

The majority of the units do not have step free access or wider doorways therefore are not suitable for disabled tenants. There are a number of ramps that have been installed at the tenants' request and cost. Safety handrails have been installed in showers and toilets.

1f. Ownership and/or management of housing (with CHPs or Māori/iwi/hapū housing), If working in partnership what is your role?

Response:

Not applicable, as we do not work in a partnership.

Policy Section

2a. Summary of rent policy, how are you calculating rent (is the rent set based on market rent or something else, is your rent policy being implemented or are there other considerations like affordability)

Response:

- Single: \$155.00 weekly
- Couple: \$186.00 weekly

The current rents are as above. Rents are currently being reviewed as part of Councils annual setting of fees and charges – the proposed increase will take effect from 1 October. Council recognises that affordable rents are a critical feature of community housing therefore the weekly rental limit for all individual tenants will not exceed that of 33% of the gross National Superannuation and Veterans Pension.

Please refer to our fees and charges schedule (link below) regarding Community Housing rental rates.

<https://www.rangitikei.govt.nz/files/general/Fees-Charges/Adopted-Schedule-of-Fees-and-Charges-2022-23.pdf>

Tenants Section

3a. Tenant profile (demographic of tenants: age, ethnicity, income range, gender)?

Response:

Elderly residents with low incomes.

3b. What category do tenants fall under (Pensioner, benefit, working, family)?

Response:

Pensioner and beneficiaries.

3c. If families, what do they look like (number of children, solo parents)?

Response:

Not applicable as we do not house families.

3d. How are tenants selected?

Response:

- New Zealand residents
- 65 years of age or over (consideration on a case-by-case basis to tenants being under 65 in regard to the Cuba Street units due to the number of steps)
- Total assets, including cash, investments, house, and other property (but not including a car, furniture, and personal effects) do not exceed \$8,100 for a single person and \$16,200 for a couple
- Income must not exceed the regular superannuation (including an accommodation supplement) plus 25%. This recognises those tenants who may have another income source such as a part time job or interest or dividend income to supplement their pension;
- Have a genuine housing need; and
- Tenants must be self-reliant or have the necessary support in place to live independently

3e. What services are being provided to tenants?

Response:

Tenants are offered twice yearly visits from Whanganui Age Concern.

Finance Section (Optional Questions)

4a. How is Council Housing funded (how much rate funding, how much borrowing)

Response:

Self-funding.

4b. Are you operating at a surplus or deficit?

Response:

As the properties are rented at a low rental rate with maintenance costs, we are running at a small deficit.

4c. Cost of maintenance of stock

Response:

As the information cannot be made available without substantial collation or research, we are not able to answer this question.

Future Plans Section

5a. How do you see your housing role, and what strategic plans do you have in relation to housing.

Response:

Council has a Housing Strategy 2021-2031 which has been written as a sub-component of the Rangitikei District Council (RDC) Long Term Plan (LTP) 2021 – 2031. It provides a 10-year Council strategy framework for Elected Members and the public to consider housing needs and potential solutions in eight sectors in the District.

5b. Future plans council have for stock

Response:

Please refer to the Housing Strategy 2021-2031. [RDC-Housing-Strategy-and-Plan-2021-Summary.pdf \(rangitikei.govt.nz\)](https://www.rangitikei.govt.nz/council/about/contact-us/official-information)

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that it is our policy to proactively release our responses to official information requests, where appropriate. Our response to your request will be published shortly at <https://www.rangitikei.govt.nz/council/about/contact-us/official-information> with your personal information removed.

If you wish to discuss this decision with us, please feel free to contact Lisa Daniels on 06 327 0099.

Yours sincerely



Carol Gordon
Group Manager Democracy & Planning