

Subject: Chairs Report
From: Jilden <jilden@xtra.co.nz>
Date: 15/11/2018 8:02 AM
To: Dean / Jill <jilden@xtra.co.nz>

Chairs Report
15/11/18

With the rather large agenda today it's certainly going to be a challenge to have everything finished by 11am. Due to the time frames and to be fair to everyone I will only be taking 1 question per person per item.

Looking back on this year it's been huge, especially with the signing off of major infrastructural upgrades to be undertaken in the next 3 to 5 years. I'm proud of what we have achieved and now we shall watch the first piece of earth being turned for the Bulls Multipurpose centre along with the massive investment in the combined waste water treatment plant between Marton and Bulls.

Next year, the most important upgrade to be signed off as far as I'm concerned is the Mangaweka Bridge replacement. Even though there has been a few rogue trucks crossing, I must compliment the Mangaweka, Kawhatau, and Rangiwahia people for there patience. Due to being in Australia next meeting I thank Ruth for filling in for me.
Dean.

Sent from my iPhone

TABLED DOCUMENT

Assets & Infrastructure

Tabled at _____

on _____

15 November 2018

Correspondence with Council's community housing tenants

July-October 2018

TABLED DOCUMENT

Tabled at Assets / Infrastructure

on 15 November 2018

15 October 2018

Flat
393 Wellington Road
Marton 4710

Dear

Request for Information – Electricity Supplier Payment Details/Rent Increase/Heat pumps/Curtains

I am writing to request details from you around who the electricity supplier is for your unit. This request aligns with Council's commitment to provide a contribution of \$15 per week for the provision of power.

From the 1st of November, in conjunction with the move to market rents, Council will be making a monthly payment of \$65 into your electricity supplier's account; being based on the \$15 per week commitment (calculated by 4.33 weeks per month). Payment to your provider will occur on the last week of every month, and will be evidenced in the statement you receive from your supplier.

In order for this payment to be made from our end, we need to acquire some of the details that are on your statements from your power providers, such as the name of your provider (i.e. Genesis), the supplier's bank account number, your customer number, and of course your name (or the name of the account). An example of the information being requested is as follows:

Name of Provider:	Genesis Energy Ltd
Providers Bank Account Number:	01 0123 0123456 00
Particulars (Your Name):	John Smith
Reference (Your Customer Number):	543210
Unit Address:	0/393 Fictional Rd, Marton

Council is still negotiating with power suppliers to get the best deal for you. Once we have an agreed rate we will be in contact to give you the option to sign up if it is beneficial to you.

The new rentals of \$150.00 (single occupancy) and \$180.00 (double occupancy) start from 1st November. Please ensure you change your rent payments to reflect this change. If you haven't applied for the rental subsidy through Ministry of Social Development please ensure you have it in a week beforehand. If you don't have an application form please let me know and I will get one to you.

Making this place home.

The new heat pumps will be installed by Alf Downs Contracting. They will be contacting you directly to arrange an installation time suitable to you. The installation should take around three hours per flat.

The new thermal curtains will be installed over the coming months. If you would prefer to keep the curtains you already have let us know when we come around to do measurements. We will be putting curtains into the bedroom/living areas and fabric blinds into the kitchen/laundry areas.

Please fill out the power provider information below and either drop in to Taihape, or Bulls Service Centres, or Marton Library. Either myself or Sheryl (in Taihape) will be following up any not received back from the week of the 23rd October, please let us know if you would like them collected.

Yours sincerely

Melanie

Melanie Bovey
District Librarian & Community Housing Liaison

Please provide us with the following:

Name of Power Provider:	
Providers Bank Account Number:	
Particulars (Your Name):	
Reference (Your Customer Number):	
Your Units Address:	

13 September 2018

RANGITIKEI
DISTRICT COUNCIL

«NAME»
«FLAT_NO»
«ADDRESS»
«TOWN»

Dear «NAME1»

Newsletter/Community Housing Policy/Rental Increase Information

As you may be aware Council has been giving a lot of consideration to Community Housing and how it is managed and maintained. As part of this we would like to improve our communication with you to keep you more informed. I have attached the first Community Housing Tenants Newsletter which will cover issues that may affect you as our tenants. Please let us know what you think and what you might like included.

I have also enclosed a copy of the new Community Housing Policy that Council have recently adopted for you to look over. Some of the areas this policy covers are criteria for tenants, tenant welfare, rents, and maintenance and refurbishment.

The eligibility criteria will apply to new applicants for housing. If you are an existing tenant you don't have to be concerned about not meeting that criteria.

For those who didn't attend the tenants meetings that I haven't been able to speak to personally I have enclosed a copy of the presentation, and the information regarding the criteria for the Accommodation Supplement. Please let me know if you need an application form for the supplement and we will get one to you. We will be following up with all tenants in October to ensure everyone has a form.

If you weren't at the meeting and I haven't included the presentation information please let me know and I will get copies to you.

If you have any concerns or queries regarding this or anything else to do with your Tenancy please feel free to contact me.

Yours sincerely

Melanie

| Melanie Bovey | District Librarian & Community Housing Liaison |
| P 06 327 0080 or 0800 422 522 Ext 845 | F 06 327 7436 |

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RANGITIKEI

Community Housing
Tenants Newsletter

Welcome to the first newsletter for tenants of Rangitikei District Council's Community Housing. Our aim is to improve our communication with you.

New Handyperson: Council has recently employed a new Handyperson – his name is Dave Manuel. Dave will be visiting all of the flats in the coming months so we can put together a long term maintenance and

refurbishment plan.



Dave our new Handyperson with his van.

Heat pumps and Curtains: At present we are working on getting quotes and looking at suitable options. We are still hoping to have them installed by 1st November.

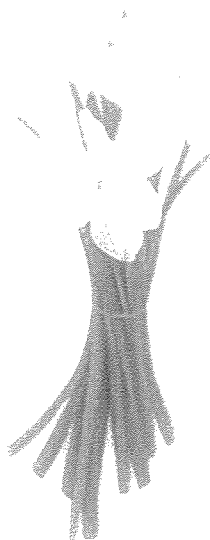
New Community Housing Policy: This has been adopted by Council (copy attached). This sets out the policy for rents/standards for the units, and selection criteria for new tenants. The selection criteria applies to new tenants only.

Shed at Wellington Rd Flats: We have been asked by one of the tenants to remove the rubbish from the communal storage shed. We don't want to accidentally throw anybody's stuff out. If you have anything in there can you please label or mark not rubbish so we can ensure we don't throw anything away accidentally.

Maintenance issues: Ashley Takimoana - Ash will now be logging all maintenance issues for the flats. In the majority of cases, Ash will arrange for Dave to visit and carry out repairs and maintenance rather than a local builder or plumber. However Kevin Jensen will still be carrying out the monthly electrical checks. You can contact Ash at the Council on 0800 422 522 or email Ashley.takimoana@rangitikei.govt.nz

Tenancy issues: You can contact Melanie regarding anything not maintenance related either by phone 0800 422 522 or if you prefer email melanie.bovey@rangitikei.govt.nz. If you are in Taihape, you can also email Sheryl: Sheryl.srhoj@rangitikei.govt.nz

Newsletter: Please let us know if there are any issues you would like covered in the newsletter. We would also quite like to give it a name.... so if you have any ideas please let me (Melanie) know. It is going to all tenants across the District – with a wide variety of ages/interests. Best entry gets a bag of chocolate fish and bragging rights! If you would like to receive the newsletter by email, please also email Melanie.



03 July 2018

«Name»
«Flat» / «Address»
«Town»

RANGITIKEI
DISTRICT COUNCIL

Dear «First_name»

For the past three years Council has looked at options for the management and ownership of its community housing and has now determined that this will continue to be managed in-house by Rangitikei District Council.

Council has committed an extra \$100,000 per year, over the next three years to ensure its housing stock is maintained and improved to meet the Healthy Homes legislation (including the supply of heating and curtains) coming into effect in 2019. Additional funding will be needed, and therefore Council has also resolved to introduce market rental rates from 1 November 2018. Council has also determined that rentals for Superannuitants will be capped at a maximum of 33% of gross National Superannuation.

To ensure the additional cost to tenants is minimised as much as possible, Council staff have been working closely with Ministry of Social Development to identify what accommodation supplements are available to tenants. Council has also decided to absorb some of the additional cost of the increased rental (after the accommodation supplement is taken into account), by offering tenants a subsidy to their power costs, for two years, if they change to Council's power supplier. Tenants will benefit from the lower rates Council receives.

So what does this mean for you:

- There will be no extra cost to tenants in the first year.
- Rents for single occupancy flats will increase to \$150.00 per week from 1st November 2018.
- The accommodation supplement will cover \$35.00 of this increase.
- Council will subsidise power cost for the first year at \$15 per week. (This will reduce to \$7.50 in the following year).
- Implications for double occupancy are being worked through with MSD so that there is no cost increase in the first year.

Council staff will be holding meetings this month in Bulls, Ratana, Marton and Taihape with all tenants to explain this process in more detail and information on changing to Council's power supplier. There will be a representative from the Ministry of Social Development at the meetings to ensure that you are fully informed about how to access the accommodation supplements that you will be entitled to.

If you have questions in the meantime please ring Mel Bovey on 06 327 0099.

Yours sincerely
Melanie

Community Housing Liaison

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