



Report

Subject: **Rātana Community Housing Condition Report**

To: Rātana Community Board

From: Gaylene Prince

Date: 10 February 2020

File: 6-CF-1-8

TABLED DOCUMENT

Tabled at Rātana Community Board
on 11 February 2020

1 Background

- 1.1 The Rātana Community Board has asked about the condition of the flats at Rātana, particularly whether they would be painted and if they complied with current standards.

2 Staff Comment

- 2.1 The flats located on Taihauauru Street enjoy a high occupancy. There are three single units and one double unit. All flats have been well looked after by their tenants and are clean and tidy.



- 2.2 Exterior - The units are clad with a narrow profile vertical weatherboard. These are in generally good condition, however some areas are showing a deterioration of the paintwork. There are some areas of the boards, particularly at the bottom (along the porch area) that are showing signs of deterioration. The timber would benefit from being prepared and repainted to increase the lifespan of the cladding. The windows need to be sanded back and re-painted to maintain the timber. Quotes will be obtained to undertake this work.
- 2.3 The brick cladding at either end is in good condition.

3 Interiors

Flat 1

- Interior walls and ceilings will be programmed for re-painting/wall-papering to freshen up the unit.
- The oven has been replaced in the past week.

Flat 2

- The kitchen is in the original state and starting to show signs of age and deterioration. This will be programmed for new paintwork.
- The shower requires re-lining or replacement with a shower-box.

Flat 3

- The lounge and kitchen window sills are programmed for repainting, along with the living room and kitchen walls, and the ceilings.
- The shower requires re-lining or replacement with a shower-box.

Flat 4

- The shower requires re-lining or replacement with a shower-box. Carpet in the bathroom will be replaced with vinyl. The bathroom walls and ceiling are programmed for re-painting.

4 General

- 4.1 Tenants were given the option of thermal curtains but most have chosen to retain their own. Most of the tenants opted for blinds in the kitchen, which Council supplied.
- 4.2 All kitchens and bathrooms have ventilation (both interior and exterior vents are programmed to be cleaned).
- 4.3 All units have a heat pump of various makes and positioning.
- 4.4 All units have a security screen door.
- 4.5 All units have a slide shower rose.
- 4.6 All units have a working smoke alarm.
- 4.7 The units do not have back doors. In 2018 the possibility of a second door was investigated. The flats meet current fire regulations due to their size and layout and the short distance from the front to the back of the flat.

If a second door was to be installed, this would compromise kitchen storage space. There is not really any appropriate place for a door as the only area it could be considered would remove the hot water cupboard. There would be few alternative spaces to move the cylinder too without a major re-design of the entire space. A large

deck would also need to be built at the rear of the flats at a substantial cost as it would need to be built around existing drainage pipes and heat pump fans.

- 4.8 The possibility of installing a sliding door/ranch slider at the front of the flats has been raised. This may be a possibility but this would require further investigation and costings. It may impact useable space inside the units, which are fairly compact.
- 4.9 Staff have considered replacing shower units with wet floor areas rather than shower boxes, however wet floor showers are required to be a minimum size to obtain the correct plumbing drainage fall. This is likely to take up the majority of space in the bathroom and could create other hazards e.g. water splashes creating slippery flooring by the toilet. At this time, staff are considering shower units with a low shower tray. Wet floor showers would also trigger a full building consent which may have other implications for the units.
- 4.10 Other minor maintenance is also planned e.g. moss treatment of brick walls, cleaning spouting, cleaning vents of bathroom and kitchen extractor fans, additional shelving, install larger, reflective numbering for each unit for identification, particularly for emergency services. Council employs a handy person who attends to service requests and carries out minor maintenance, renovations etc across the district in a timely manner.

5 Recommendation

- 5.1 That the report 'Ratana Community Housing Condition' to the 11 February Ratana Community Board meeting be received.

Gaylene Prince
Community & Leisure Services Team Leader

