

RUAPEHU DISTRICT COUNCIL

Confidential Reports Released into the Public Business

FROM THE MEETING OF RUAPEHU DISTRICT COUNCIL
ON WEDNESDAY 27 APRIL 2022

Item

C4 Waimarino Housing Rents

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Waimarino Housing Rents	s7(2)(i) To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) s7(2)(i) To prevent the disclosure or use of official information for improper gain or improper advantage	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7

The report and minutes have been released into the Public Business through an Official Information Request.

Minutes

C4 Waimarino Housing Rents

- 1 Receives the Report Waimarino Housing Rents;
- 2 Increases the Waimarino Housing rents as set out in the table below

Location	Suggested Rent (p/w)	Increase (p/w)
Flats 1- 6 Bedsits (116 Seddon Street)	\$105.00	\$0
Flats 7-12 One Bedroom 114 Seddon Street	\$135.00	\$10.00
Studio Units - bedsits (112 Seddon Street)	\$125.00	\$0
	\$95.00	\$15.00
	\$125.00	\$5.00
Flats 1-4 One Bedroom Units (110 Seddon Street)	\$135.00	\$10.00

- 3 Does Not record this resolution in the Public Business Minutes of this meeting; and
- 4 Does Not release this report as publicly available information

Report to: Council

Meeting Date: 27 April 2022

Subject: Waimarino Housing Rents

**Purpose of Report**

- 1.1 The purpose of this report is to request confirmation or change to rental rates for the Waimarino Rest Home 2022/23.

Significance and Engagement, Social Impact

- 2.1 **Significance**
This report does not trigger the Significance and Engagement Policy.
- 2.2 **Social Impact**
Although this report does not trigger the Social Policy, RDC's involvement in social housing is an important aspect of council's role in social wellbeing.
- 2.3 There is no wider social impact on residents of the district, however there is a possibility for a large social impact on residents of Council social housing units, if there is a significant financial burden placed on them by this increase in rental rates.

Background

- 3.1 Council considered a report 23 February 2022 seeking Council approval to a proposed two stage process of assignment of lease of the Seddon Street social housing complex from Waimarino Rest Home Trust to Seddon Street Flats Charitable Trust, followed by a proposed surrender of lease between Seddon Street Flats Charitable Trust and Ruapehu District Council. The report also sought a decision by Council on the preferred option for the future ownership and management of the Seddon Street social housing complex. Council's Technical Advisor spoke to the report and answered Members' questions.
- 3.2 Members decided to accept a surrender of lease and transfer of ownership back to Council as current conditions of the housing were not tenable and posed health risks to residents.

Discussion

- 4.1 **Current Rentals**
 - 4.1.1 As part of the handover Council needs to consider the rentals going forward. Once Council has ownership back, then any rental increases can be notified to the occupants, and rents can be increased after 60 days.
- 4.2 Current Rents at the Waimarino Rest Home are:

Location	Current Rent (p/w)
Flats 1- 6 Bedsits (116 Seddon Street)	5 @ \$105.00
Flats 7-12 One Bedroom 114 Seddon Street	7 @ \$125.00
Studio Units – Bedsits (112 Seddon Street)	2 @ \$125.00
	1 @ \$80.00
	1 @ \$120.00
Flats 1-4 One Bedroom Units (110 Seddon Street)	4 @ \$125.00

4.2.1 The Waimarino Flats and Units should be brought into line as much as possible with the other units and flats in the District, once upgrades and repairs are completed.

Location	Current Rent (p/w)	Suggested Rent (p/w)	Increase (p/w)	Other Social Housing rents
Flats 1- 6 Bedsits (116 Seddon Street)	5 @ \$105.00	\$105.00	No increase	\$95.00 Taumarunui
Flats 7-12 One Bedroom 114 Seddon Street	7 @ \$125.00	\$135.00	+\$10.00	\$135.00 Taumarunui \$140.00 (Ohakune)
Studio Units - bedsits (112 Seddon Street)	2 @ \$125.00	\$125.00 Includes power and use of communal laundry, kitchen	No increase	No direct comparisons
	1 @ \$80.00		+\$45.00 (or 3 stage approach of \$15.00 per year)	
	1 @ \$120.00		+\$5.00	
Flats 1-4 One Bedroom Units (110 Seddon Street)	4 @ \$125.00	\$135.00	+\$10.00	\$135.00 Taumarunui \$140.00 (Ohakune)

4.3 These changes start to unify the costs of the service across the District. One of the Studio Units has a large increase, and it is recommended that this be increased in smaller amounts over the next 3 years, unless there is a change in the tenancy.

Next Actions

5.1 The Waimarino flats and units will need to be given 60 days notices once the transfer is complete for any rental increases.

Suggested Resolution(s)

That the Council:

- 1 Receives the Report **Waimarino Housing Rents**
- 2 Increases the Waimarino Housing rents as set out in the table below:

Location	Suggested Rent (p/w)	Increase (p/w)
Flats 1- 6 Bedsits (116 Seddon Street)	\$105.00	\$0
Flats 7-12 One Bedroom 114 Seddon Street	\$135.00	\$10.00
Studio Units - bedsits (112 Seddon Street)	\$125.00	\$0
	\$95.00	\$15.00
	\$125.00	\$5.00
Flats 1-4 One Bedroom Units (110 Seddon Street)	\$135.00	+\$10.00



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Attachment(s)

NIL