
Council

OPEN MINUTES

Minutes of an extraordinary meeting of Council held in the Council Chambers, 126-148 Oxford St, Levin, on Wednesday 30 March 2016 at 2.00 pm.

PRESENT

Mayor	Mr B J Duffy
Deputy Mayor	Mr G G Good
Councillors	Mr W E R Bishop
	Mr R J Brannigan
	Mr R H Campbell
	Mr M Feyen
	Mrs V M Kaye-Simmons
	Mrs J Mason
	Mrs C B Mitchell
	Mr A D Rush
	Ms P Tukapua

IN ATTENDANCE

Reporting Officer	Mrs M Davidson	(Group Manager – Customer & Community Services)
	Mr D M Clapperton	(Chief Executive)
	Mr D Law	(Group Manager – Finance)
	Mr J Paulin	(Finance Manager)
	Mr S Wood	(Property Services Officer)
	Mrs K J Corkill	(Meeting Secretary)

PUBLIC IN ATTENDANCE

There were six members of the public in attendance, including submission speakers Messrs Coupe and Rohloff from GreyPower Horowhenua, and Mr Wilson from Accessible Properties NZ Ltd.

1 Apologies

There were no apologies.

2 Declarations of Interest

There were no declarations of interest.

3 Announcements

There were no announcements.

4 Customer and Community Services

4.1 Community Housing Consultation - Hearing of Submissions

Purpose

The purpose of this report is to receive and hear the submissions related to Council's special consultation process relating to an Amendment to the Long Term Plan 2015-2025 via its Community Housing Proposal.

MOVED by Cr Good, seconded Cr Mitchell:

THAT Report 16/126 on Community Housing Consultation - Hearing of Submissions be received.

THAT this matter or decision be recognised as not significant in terms of s76 of the Local Government Act 2002.

THAT submissions 1 – 20 be received to the Amendment to the Long Term Plan 2015-2025.

CARRIED

The meeting was advised that Mr Trevor Daniell from GreyPower NZ Federation and Mr Ian Anderson would not be in attendance to speak to their submissions.

Mrs Davidson gave an overview of the process that had been undertaken since a comprehensive review of Council's community housing portfolio had been undertaken last year and Council had decided to go out to consultation with regard to the future of Council's role in providing community housing.

Mr John Murphy was welcomed to the table to speak to his submission. Mr Murphy said he was querying who was going to end up buying the properties. As a State House tenant, he had a concern that there could be issues with affordability should properties be sold without security of tenure. Whilst he understood that could be issues setting up a Trust, something like a Horowhenua Homes Trust may be better than selling off properties with no security of tenancy.

Before presenting the supplementary submission on behalf of Horowhenua GreyPower, Mr Mike Coupe directed Councillors to Council's Positive Ageing Action Plan. Mr Lew Rohloff then expounded GreyPower's view that the solution proposed would actually "exacerbate the challenge of providing housing for a growing cohort of ageing New Zealanders rather than avoid it. GreyPower believed that the direct provision of affordable housing was 'core council activity' and Council should not distance itself from that major tenet of responsible community wellbeing. GreyPower reiterated the recommendation in its primary submission: "that (with regard to pensioner housing) Council maintains the 'status quo' up to the review of the Long

Term Plan in 2018 to permit further research of available and emerging options including the establishment of a local trust to maintain the purpose of 'social' housing".

A copy of GreyPower's supplementary submission is **attached** to the official minutes.

Mr Rohloff then responded to Councillor queries in relation to some of GreyPower's assertions and concerns in relation to security of tenure and the ability to access the Income Related Rents Subsidy (IRRS). He also advised that although he was aware of the Manawatu Community Housing Trust, he had not had the time to research that model.

With regard to funding to maintain and expand the community housing stock, Mr Rohloff supported the reinstatement of the long standing partnership between Central Government and tias and suggested Council should support submissions from neighbouring Councils on the matter.

Mrs Davidson responded to queries that had been raised in relation to the eligibility for tenants to receive noting that current no Council tenants received the IRRS as Council was not a community housing provider. Once they became a tenant of a CHP they could go through the eligibility process to receive an IRRS. If Council was to set up a Trust, it would need to be an independent organisation, not a CCO, as Central Government's very clear mandate and intention was that tias were not the bodies to provide community housing.

Mr Andrew Wilson joined the table to speak to the submission from Accessible Properties. Accessible Properties was a registered Community Housing Provider and its submission was not just on behalf of that organisation, but was representative of all CHPs, of which there were about 40.

In giving an overview of Accessible Properties, its background, the extent of its operation and its governance, and reiterating the reasons why Accessible Properties supported the option of Council transferring its pension housing to a CHP, Mr Wilson also responded to Councillors' questions with regard to charitable status, IRRS eligibility, security of tenure for tenants, and the process that it was commencing to pick up Housing Corp houses.

Mrs Davidson outlined the next steps in the process:

- by the end of next week officers would be preparing a final report that would go to the Extraordinary Council meeting to be held on 13 April;
- that report would capture all the information provided to Council to date and would also provide some analysis of the submissions and concerns raised by submitters;
- things raised today had been taken note of and responses would be provided on those issues;
- further questions or points of clarification that should be included in the report so elected members could make an informed decision would also be appreciated.

In response to a query as to whether it would be possible to get a copy of the Hamilton City Council contract, Mrs Davidson said she would endeavour to do that as well as getting information on the Trust model used by Manawatu District Council. There was also a lot of other work going on behind the scenes. Should Council support the proposal, the bottom line had already been identified and that would be included in the report as would the sorts of encumbrances that might be included in a Sale and Purchase Agreement. How the suspensory loan would be dealt with was

included in the consultation document and that would also be covered in the report. There may be some part of the final report that would be dealt with In Committee because of commercial sensitivity.

3.00 pm

There being no further business, the Chairperson declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD
AT A MEETING OF COUNCIL HELD ON

DATE:.....

CHAIRPERSON:.....