



PALMERSTON NORTH CITY COUNCIL

**AGENDA
COUNCIL
LATE ITEM**

9AM, MONDAY 27 NOVEMBER 2017
COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION BUILDING
32 THE SQUARE, PALMERSTON NORTH



MEMBERSHIP

Grant Smith (Mayor)

Tangi Utikere (Deputy Mayor)

Brent Barrett

Susan Baty

Rachel Bowen

Adrian Broad

Gabrielle Bundy-Cooke

Vaughan Dennison

Lew Findlay QSM

Leonie Hapeta

Jim Jefferies

Lorna Johnson

Duncan McCann

Karen Naylor

Bruno Petrenas

Aleisha Rutherford

Agenda items, if not attached, can be viewed at:

pncc.govt.nz | Civic Administration Building, 32 The Square
City Library | Ashhurst Community Library | Linton Library

Heather Shotter

Chief Executive, Palmerston North City Council

Palmerston North City Council

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Private Bag 11034, 32 The Square, Palmerston North



COUNCIL MEETING

27 November 2017

LATE ITEM

Consideration of the items is subject to the provisions of the urgent item clause, pursuant to Section 46A(7) of the Local Government Official Information and Meetings Act 1987.

The Chairperson recommends that the item be considered as:

- The item was not available at the time the Agenda was circulated; and
- Consideration of the items is a matter of urgency, requiring a decision without delay to enable the Council to meet deadlines, finalise decisions and receive information within agreed timeframes.

REPORT

21. Programme 180 - Social Housing - City Wide Community Housing Refurbishments

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Memorandum, dated 21 November 2017 from the Parks & Property Manager, John Brenkley.

MEMORANDUM

TO: Council

MEETING DATE: 27 November 2017

TITLE: Programme 180 - Social Housing - City Wide Community Housing Refurbishments

DATE: 21 November 2017

AUTHOR/S: John Brenkley, Parks & Property Manager, City Networks

RECOMMENDATION(S) TO COUNCIL

1. That Council confirm whether the resolution of 26 June 2017 concerning the *Implications of the proposed review of the Social Housing Strategy* applies to not proceeding with conversion of bedsits under Programme 180 : *City Wide – Community Housing Refurbishments* in the 2017/18 financial year.

1. ISSUE

A report was presented to the 12 June 2017 Community Development Committee entitled *Implications of the proposed review of the Social Housing Strategy*. There were three recommendations from the report. See Appendix 1. The second recommendation related to Programme 180 - Social Housing - City Wide Community Housing Refurbishments which is the bedsit conversion programme. A councillor has interpreted the resolution to mean that this work should stop immediately, notwithstanding that there is budget in the current financial year. The Chief Executive has requested that Council confirm whether the resolution to cease work applies to the current financial year or to Year 1 of the 2018/28 10 Year Plan.

2. BACKGROUND

Recommendation 2 from the *Implications of the proposed review of the Social Housing Strategy* report.

The Committee Recommends

2. That the Council consider ceasing the conversion of bedsits to enable priority to be placed on increasing new social housing as part of the 10-year plan development and subsequent consultation.

Council resolved on 26 June 2017 that the Committee's recommendations be adopted.
See Appendix 2

Because there is a budget of \$645,000 in the current financial year there is confusion around whether the bedsit conversion programme should cease in the first year of the 10 Year Plan or immediately.

The resolution states that Council "consider" ceasing the conversion of bedsits and does not explicitly state when this should happen. The resolution goes on to say that priority be placed on increasing new social housing as part of the 10 Year Plan development and subsequent development. This implies that the new social housing focus starts with the new 10 Year Plan.

Design work has started at the Andrew Avenue social housing complex. This complex is due for renewal work and because of this it was considered as the next logical bedsit conversion project. The proposed bedsit conversions are for units 10 to 14. Units 1 to 9 were programmed for Year 1 of the 10 year Plan. The bedsit conversions involve interior and exterior painting and decoration, replacement of floor coverings and remodelling the kitchen and bathroom layouts to make them accessible. As with any renewal work there are sometimes unforeseen issues to fix once the wall linings are removed.

3. NEXT STEPS

Confirm the intention of the above resolution.

4. COMPLIANCE AND ADMINISTRATION

Does the Committee have delegated authority to decide?	Yes
If Yes quote relevant clause(s) from Delegations Manual <Enter clause>	
Are the decisions significant?	No
If they are significant do they affect land or a body of water?	No
Can this decision only be made through a 10 Year Plan?	No
Does this decision require consultation through the Special Consultative procedure?	No
Is there funding in the current Annual Plan for these actions?	Yes
Are the recommendations inconsistent with any of Council's policies or plans?	No

ATTACHMENTS

- Recommendations from Community Development Meeting 12 June 2017 [!\[\]\(c580b67c7cd5c9e9e19f04ff6d5093e0_img.jpg\)](#) [!\[\]\(81f7c93ea32d9f7160f5d63859611838_img.jpg\)](#)
- Council Resolution 26 June 2017 [!\[\]\(ba314389b6ecfa02b6b9fcc7005e4045_img.jpg\)](#) [!\[\]\(b97fa2bc0f8f47a470570a614b3c9117_img.jpg\)](#)

John Brenkley
Parks & Property Manager

Community Development Committee
12 June 2017

Information Only

MEMO TO: Sheryl Bryant - General Manager - City Future
COPY TO: Julie Macdonald, Janene Belcher
DATE: 27 June 2017
MEETING: Community Development Committee Meeting of 12/06/2017

Please note for your action / information the following decision arising from the meeting named above:

17-17 **Implications of the proposed review of the Social Housing Strategy**
AGENDA ITEM NO. 8

Moved Susan Baty, seconded Lorna Johnson.

The **COMMITTEE RECOMMENDS**

1. That Appendix One attached to the memorandum titled "Implications of the proposed review of the Social Housing Strategy" from the Strategy and Policy Manager, Julie Macdonald, dated 19 May 2017 be received.
2. That the Council consider ceasing the conversion of bedsits to enable priority to be placed on increasing new social housing as part of the 10-year plan development and subsequent consultation.
3. That the Council is provided with further information about the implementation of Options 1C and 1D, in order to inform a recommended change to be consulted on through the 10 Year Plan process.

SPECIFIC ACTIONS REQUIRED:



COUNCIL - PART I

26 JUNE 2017

Extract from Council minutes relating to Community Development Recommendations

PALMERSTON NORTH CITY COUNCIL

Minutes of the Council Meeting Part I Public, held in the Council Chamber, First Floor, Civic Administration Building, 32 The Square, Palmerston North on 26 June 2017, commencing at 9.00am

RECOMMENDATIONS FROM COMMITTEE MEETINGS

89-17 Community Development Committee Part I Public - 12 June 2017

Consideration was given to Community Development Committee recommendations as appended to these minutes.

Moved Rachel Bowen, seconded Leonie Hapeta.

RESOLVED

1. That the Committee's recommendations be adopted.