



# Pensioner Housing Analysis and Strategy

Prepared for:

Destination Westland Limited and Westland District Council

**Joanne Conroy – Property Consultant**

Discuss procurement process and the role of Joanne Conroy in preparation of the strategy.

## Strategy Aims

The aims of the strategy are to:

1. Provide direction for DWL regarding management of its current housing stock.
2. Provide options for future pensioner housing developments including style, location and funding.
3. Provide an understanding of other housing service providers and funding sources.
4. Inform DWL and WDC about the best ownership model for the portfolio.
5. Highlight any partnerships or advocacy for other types of elderly housing.



# Proposed Principles

- ❖ Elderly residents are a critical sector of our community.
- ❖ Elderly housing should be warm, easily accessible, one or two bedrooms and close to the CBD.
- ❖ Council, CCO's or Community Housing Providers are the only organisation currently providing such housing specifically for the elderly population and that is unlikely to change in the foreseeable future.
- ❖ Additional and replacement units are required now and into the future.
- ❖ Partnerships may help with the provision of elderly housing.
- ❖ The provision of elderly housing should be self-funding.
- ❖ Maintaining depreciation reserves will ensure adequate funding for future upgrades.



# Discussion about Recommendations:

## 1. Introduce eligibility criteria

- Seek confirmation from waiting list that they meet the new criteria.
- Include the criteria in application forms and have future applicants confirm in writing that they meet them.

### PROPOSED ELIGIBILITY CRITERIA

#### APPLICANTS MUST:

- ❖ Be aged over 65 years. Applications will be accepted from applicants over 60 years if they have special circumstances.
- ❖ Be a New Zealand resident
- ❖ Be retired from full-time work.
- ❖ Have assets of less than \$25,000 for a single person and \$45,000 for a couple. This includes the value of any major asset sold within 5 years of applying, and any asset held in the name of a Trust where the applicant is a beneficiary or Settler.
- ❖ Be capable of living independently.
- ❖ Have an income of less than \$25,000 per annum for a single applicant and \$45,000 for a couple.
- ❖ Must be established in Westland.

## 2. Increase rents to market.

- Gradually increase rents for current tenants, and to 80% of market for Revell Street.
- New tenants to commence at market rent.
- Include education for current and future tenants about rent subsidies. Include a brochure and/or application form with their review or application documentation.
- Ensure employees fully understand how the subsidy works.

## 3. Transfer Assets to DWL

WDC to consult on the transfer the housing assets and associated depreciation reserve to DWL. Ideally this would take place at the end of the current financial year. The depreciation reserve to be tagged to undertake deferred maintenance on the Council units.



#### 4. Upgrade Heating and ventilation

- All units to have heat pumps, bathroom and kitchen ventilation and adequate ceiling insulation before the end of the 2020-2021 financial year. Seek approval from Council to amend expenditure of the capital funds allocated for this year to ensure all units have heat pumps and ventilation. If funds allow, install double glazing into the Ross units first.
- If the depreciation reserve is transferred, it may facilitate double glazing in all units (except for Revell Street).

#### 5. Increase maintenance on existing units

- As rents are increase, additional funds could be used to increase maintenance of the existing portfolio. Long term maintenance plans should be put in place so that priorities can be identified and implemented, and funds accumulated for high cost items over time.



## 6. Develop new units

DWL to fully investigate and implement a new housing development in or near the CBD.

- Development must at least break even, preferably with funding from LGFA.
- Include at least nine units.
- Most units to have a car port.
- Once complete, the Revell Street tenants to transfer into these or other units, with any balance to be filled from the waiting list.

## 7. Sell excess land and source other funding options

Revell Street site to be sold as a development block with proceeds reducing the overall debt for the project.

DWL to source other property holdings to identify redundant sites that could be sold to fund future housing developments.

DWL to continue to seek Government funding for housing developments.



## 8. DWL to further investigate partnership opportunities with Iwi

As the number of Māori in our communities increases, it might be beneficial to have units specifically tagged for Kaumatua. For any future developments, detailed conversations should take place with Iwi to establish a way to achieve this.

## 9. Undertake further consultation in small communities to determine demand

Despite residents not choosing to participate in the survey, there is still anecdotal evidence that there is demand for pensioner housing in some of the smaller towns. DWL to liaise with the community associations to determine the extent of that demand, and if needed, how it can best be addressed.





## 10. Relationships with Social Agencies

DWL to continue to develop relationships with social agencies dealing with elder residents and community housing. This will ensure good sharing of information and the ability of all parties to deliver the best outcomes to customers.

## 11. Council to advocate and/or facilitate Retirement Village development

Council or its appointee to approach Retirement Village providers and advocate for the development of that style of housing in Hokitika. Council could attract development through rezoning part of the old racecourse site and then leasing or selling it to an appropriate party.



## 12. Council to consider drafting a strategy for “Age Friendliness”

*The global Age-Friendly Cities Project was started by the World Health Organisation in 2006, and identified eight key areas where communities can become more age-friendly:*

1. Outdoor spaces and buildings
2. Transportation
3. Housing
4. Social Participation
5. Respect and social inclusion
6. Civic participation and employment
7. Communication and Information
8. Community Support and Health Services.

### **The benefits of age friendliness include:**

- making it easy for people to stay connected with each other
- helping people stay active and healthy
- supporting people who are no longer able to take care of themselves to live with dignity and enjoyment
- treating everyone with respect.



## Process from here:

1. Comments and Views of the Economic Development Committee to be considered and strategy updated if applicable.
2. Draft strategy to be discussed with the Board of Destination Westland and strategy updated if applicable.
3. Destination Westland to adopt final strategy (or not!).
4. Westland District Council to adopt final strategy (or not!).

