



Social Housing Plan

Palmerston North

SMALL CITY BENEFITS, BIG CITY AMBITION

2018/21

Te Kaunihera o Papaioea
Palmerston North City Council





To fulfil the vision of small city benefits, big city ambition the Council has adopted five goals. The Connected Community Strategy was developed to achieve **Goal 3: A connected and safe community**, and this plan shows how the Council will contribute to achieving this goal.

Access to adequate housing is a major determinant of health and wellbeing. Inadequate and insecure housing affects participation in education, puts physical and mental health at risk, and can make social connections more difficult to maintain. The demands on Council housing, and the length of Housing New Zealand Corporation and community provider waiting lists, shows there are many vulnerable people in Palmerston North who do not have secure housing.

Council will continue to advocate on the issues that can contribute to good housing outcomes. The need for housing for the most vulnerable people in the community is not an issue that the Council can address on its own. It will work with community partners, such as Te Tihi, to develop comprehensive and caring responses to housing needs. Council's role will include the direct provision of housing, as well as advocacy and support for the efforts of others.







The purpose of the Social Housing Plan is to ensure we have a healthy community where everyone has access to healthy, safe and affordable housing and neighbourhoods (Priority 2, Connected Community Strategy).

The Council provides warm, safe, and affordable housing for people on low incomes who:

- are Superannuitants;
- have long term disabilities; or
- experience barriers to renting in the private market

This housing is provided in a financially sustainable way and meets the needs of tenants. Housing is provided through the most effective delivery mechanism (in-house or external to Council) and the amount of housing provided is increased over time.

The Council also advocates for and supports measures to improve the overall standard of rental housing in Palmerston North.



Where we are now



- The Palmerston North City Council has a long-established role as a social housing provider, and currently provides around 400 social housing units.
- Council has moved from being a provider of traditional local authority housing for older people, to supporting a wider range of people on low incomes to access social housing.
- A change in focus has occurred within the context of the ongoing national social housing reform programme.
- In 2015 the Council undertook extensive consultation to develop a social housing strategy that reflected the growing need for social housing in Palmerston North.
- The level of satisfaction amongst tenants is consistently high.
- Council is unable to access the Income Related Rent Subsidy (IRRS) for tenants.
- Council housing meets the Otago Medical School He Kainga Oranga Rental Housing Warrant of Fitness standard.
- Many Palmerston North homes do not meet minimum requirements for health and safety of residents.
- Rental homes are generally in worse condition than are owner-occupied homes.
- Council is a signatory to the Kotahitanga Alliance Agreement aimed at contributing to regional Whanau Ora outcomes.

Where we want to be



- Meeting the housing needs of people with the greatest needs.
- Providing housing for a mix of the identified tenant groups.
- Providing housing that is cost effective.
- Providing housing through the most effective delivery mechanism.
- Ensuring tenants have the social support they need.
- Working in partnership with other social service agencies and social housing providers.
- Maximising the uptake of any central government financial support for social housing.
- Increasing (directly or in partnership) the amount of social housing in Palmerston North.
- Supporting better housing outcomes for people in rental housing in Palmerston North.
- Working actively with the Kotahitanga Alliance.

How we're going to get there



Day to day / ongoing actions to achieve the purpose

- Collaborate with the Kotahitanga Alliance in support of social housing.
- Provide appropriate social support for Council tenants (either directly or through another agency).

New ongoing actions to achieve the purpose

- Deliver Council housing according to the draft Council Housing Rental Guidelines.
- Advocate to central government for an increased central government contribution to social housing in the city.
- Implement minor fixes to increase the efficiency and health of housing units.
- Deliver Council housing to people with the greatest need (through the adoption of Council Housing Rental Guidelines alongside this plan).

Specific programmes to achieve the purpose (with timeframe)

- Upgrade the Papaioea housing complex (by end of 2018/2019).
- Build new Council housing (by end of 2020/2021).

Actions contributing to Council's strategic themes

- Agree a future model of housing delivery (by end of 2018/2019).
- Develop and implement a programme to extend He Kainga Oranga Rental Warrant of Fitness Standard as a voluntary scheme for all Palmerston North rental housing (by end of 2019/2020).



a) Smart city practices

- Take the whole-of-life cost into account in any future housing development design and development.
- Adhere to modern accessibility standards in new housing.
- Ensure new housing is easily adapted to meet future needs.
- Support the extension of the Otago Medical School He Kainga Oranga Rental Housing Warrant of Fitness to all rental housing in a voluntary scheme.

b) Sustainable practices

- Provide Council housing to the Otago Medical School He Kainga Oranga Warrant of Fitness standard.
- Provide tenants with information and advice about how to maximise the health of their home (through the Council's Eco Design Adviser), and implement small fixes as necessary.

c) Iwi partnerships

- Collaborate with the Kotahitanga Alliance in support of social housing.

d) Strategic partnerships

- Otago Medical School He Oranga Kainga.

Measures of success



- Council housing is in demand and is tenanted
- Council housing is provided to older people, people with disabilities, and people on low incomes
- Council housing is delivered within budget
- Tenants are satisfied with the standard of Council housing
- Council housing meets the Otago Medical School He Kainga Oranga Rental Warrant of Fitness standard
- Improvement in the quality of rental housing in Palmerston North

Related policies



- Council Housing Rental Guidelines
- He Kainga Oranga Rental Housing Warrant of Fitness
- Kotahitanga Alliance Agreement (2016)
- Dangerous and Insanitary Buildings Policy

Long-term Plan levels of service

Council provides warm and safe housing units for people in line with Council's priorities.

Long-term Plan KPIs

Council Housing is tenanted.

Tenants are satisfied with the standard of Council housing.

Units meet the Otago Medical School He Kainga Oranga Rental Warrant of Fitness Standard.

A 30 year Asset Management Plan is in place and major AMP projects approved in the 10 year plan are achieved.



Palmerston North City Council

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