
REPORT 5
(1215/12/IM)

CHIEF FINANCIAL OFFICER REPORT BACK

1. Purpose of Report

This report provides the Board with information about matters of interest to the Tawa Community.

2. Recommendations

Officers recommend that the Community Board:

- 1. Receive the information.*

3. Summary

The monthly report on general matters is attached as Appendix 1.

Contact Officer: *Neil Cherry, Chief Financial Officer*

City Housing 2009 Rent Review

City Housing issued 1645 rent increase notices on 26 June 2009. These give the statutory 60 days notice (required under the Residential Tenancies Act 1986) of the annual rent review that comes into effect on the first Monday in September.

City Housing has an agreement to inform the Tawa Community Board of rent increases at 'Lyndhurst Terrace Flats' which were originally intended for elderly residents of Tawa Borough. Tenants aged 80 years and over are exempt from rent increases. The 2009 Rent Review will result in four Lyndhurst Terrace tenants receiving \$7.00 increases, from \$101.50 to \$108.50 per week, and seven tenants having a zero increase.

Council's valuers completed an assessment of a representative sample of properties earlier in the year. They advised that:

- while home loan affordability has improved many first home buyers are feeling the pressure of requiring greater capital deposits forcing some households to remain in the rental market. As a result, rentals have continued to grow in the Wellington market
- standalone house rentals have increased at a greater rate than flat or unit rentals. This is again likely to have been caused by more families renting as house buying become increasingly inaccessible
- transport costs are a key factor in where people wish to locate. Rentals in inner city suburbs are, in general, increasing faster than outer suburbs with greater commuting requirements.

This has resulted in modest increases for most property types in most locations across the Council's portfolio. The Council has policy settings that mean; no increases for tenants over 80 years of age, the maximum increase for a single person is \$20.00 per week and the maximum increase for a family is \$30.00 per week.

The following table shows average actual percentage increases by property type when the 2009 rents come into effect in September. Individual circumstance will mean that actual rent changes may differ from these averages.

3.22%	Bedsit
3.11%	1 Bedroom
4.49%	2 Bedroom
5.37%	3 Bedroom
7.08%	4 Bedroom
2.7%	5 Bedroom
5.12%	6 Bedroom

The rent increase notice includes information for tenants to check their support entitlements with Work and Income and information about Council's Affordable

APPENDIX 1

Rent Limit subsidy. For most tenants 70% of their rent increase should be covered by increased Accommodation Supplement entitlement.

Submission to the Remuneration Authority – Mileage Allowances

At its June meeting the Board agreed in principle with the draft Council submission on the Payment of Mileage Allowances for Elected Members. There was one dissenting vote to the resolution passed. Following the June meeting the views of the Board was passed back to Council for consideration as part of its deliberations on the proposed final submission. The proposed final submission was considered at the Council meeting on 29 June 2009. At that meeting the Council agreed that the proposed submission be forwarded to the Remuneration Authority. The recommendations set out in the submission were the same as those considered by the Board at its June meeting. There were no substantive amendments made to the draft submission. As part of its submission the Council supported the Remuneration Authority's intention of delaying the introduction of any changes until after the 2010 local authority elections.

2009 – 2019 Long Term Council Community Plan

Council Officers have provided regular updates on the development of the Council's 2009 – 2019 Long Term Council Community Plan (LTCCP). The Strategy and Policy Committee considered the results of submissions and feedback on the draft LTCCP at its meeting on 16 June 2009. The Committee proposed a number of substantive changes to the draft LTCCP. On 29 June 2009 Council formally adopted the updated LTCCP and struck the rates for the 2009/10 rating year. Significant matters for the Board to note include:

- The Council approved an increase in the average real rates funding requirement of 3.27%. The real rates funding requirement is calculated after taking into account growth in the capital value of the city of 1.2%.
- The Council approved a reduction in the General Rate differential from 3.8 in 2008/09 to 3.45 in 2009/10.
- The Tawa Driveways levy was increased from a fixed amount of \$100 per driveway to \$150 per driveway. The funding provides for a planned increase in maintenance over the next few years. The Board had previously expressed its support for the proposed increase.
- The LTCCP sets out a programme of work to facilitate the establishment of the Porirua Stream Walkway and cycleway in Tawa. It also sets out a proposed review of reserve land requirements in the northern suburbs around Grenada North, Lincolnshire Farm and Stebbings Valley.
- The LTCCP includes the programme of work to complete the Indoor Community Sports Centre at Cobham Park.

Roading, Transport and Urban Development Matters

Over recent months the Board's Roothing and Urban Development Working Parties have raised a number of issues directly with Council Officers. A number of these have been the subject of ongoing discussion and have therefore been outstanding for an extended period of time. A separate paper detailing the matters raised, agreed responses and / or future actions is being prepared for circulation at the July Board meeting. I will supplement the paper with a verbal update and briefing.

Civil Defence and Emergency Management

In recent months there have been a number of queries and enquiries regarding Wellington's civil defence and emergency preparedness. The following provides a brief update on a number of matters that have been the subject of these recent enquiries.

- The review of WEMO has been concluded. There are two new staff members starting later this month, including a new Manager.
- There will be a discussion memorandum regarding the potential improvements to the CDC structure circulated. Feedback will be sought on the proposed improvements.
- There is CIMS training scheduled for the month of July.
- Last month there were 27 additional members of the public that registered their interest in volunteering during Volunteer Awareness Week.
- Disaster Awareness week is scheduled for October and the Council is looking to use that week to refocus on CDEM.
- Volunteers will be involved in Exercise Phoenix later in November
- The main areas of focus remain the CBD, South Coast and Eastern suburbs. Generally, Tawa is considered to be one of the better prepared areas.

In addition, attached to this report are 2 information documents that have been circulated following recent discussions with Members of Parliament. The first provides an update on the Council's civil defence preparations. The second provides an overview of the city's civil defence centres. Individual members of the Board may already have copies of these documents.