

Wānaka Community Board
4 November 2021

Report for Agenda Item | Rīpoata moto e Rāraki take : 1

Department: Property & Infrastructure

Title | Taitara Approval to proceed with maintenance/upgrades at five Elderly Housing units in Wānaka

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

The purpose of this report is to receive approval to proceed with maintenance and upgrades at five Elderly Housing units located at 176 Upton Street, Wānaka. The requirements to upgrade have been identified through routine condition assessments undertaken in August 2021.

RECOMMENDATION | NGĀ TŪTOHUNGA

That the Wānaka Community Board:

1. **Note** the contents of this report;
2. **Approve** the required upgrades at the five Wānaka Elderly Housing units; and
3. **Authorise** the works to continue under the financial delegation of the Property Director.

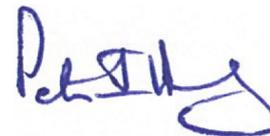
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21/10/2021

Reviewed and Authorised by:



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Property & Infrastructure

22/10/2021

CONTEXT | HOROPAKI

- 1 Council owns a total of nine Elderly Housing units, five in Wānaka and four in Arrowtown. Through routine condition assessments undertaken in August 2021, a number of maintenance items / upgrades have been identified as requiring completion this year. The maintenance/upgrades will rectify immediate defects at the properties, as well as bring them up to Healthy Homes standard (as per the Residential Tenancies (Healthy Homes Standards) Regulations 2019).
- 2 Approval to proceed with maintenance works at the four Upton Street units is requested from the Wānaka Community Board in accordance with the Register of Delegations. Following approval, the Property team will proceed with procurement of contractors to undertake the works. It is proposed that this procurement and the works are undertaken under the financial delegation of QLDC's Property Director.
- 3 The upgrades at the five Elderly Housing units at 176 Upton Street include: installation or upgrade of heaters/heat pumps, installation of extract fans in kitchens and/or bathrooms, gutter maintenance, and topping up of ceiling insulation.
- 4 General maintenance items include: painting, upgrades to distribution boards, lighting replacements, and other minor maintenance items.
- 5 There is sufficient budget in this year's annual plan to complete the works.

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 6 Council officers considered two reasonably practicable options relating to the upgrades/maintenance identified in the August 2021 condition assessments: undertake the upgrades/maintenance, or do nothing.

7 **Option 1** – undertake maintenance/upgrades.

Advantages:

- 8 The properties are made warm and healthy for the residents;
- 9 Council will meet its requirements under the Residential Tenancies (Healthy Homes Standards) Regulations 2019, which requires all residential properties to meet the Standards by 30 June 2024

Disadvantages:

- 10 None identified.

11 **Option 2** – do nothing / status quo.

Advantages:

- 12 No capital cost to upgrade/undertaken maintenance.

Disadvantages:

- 13 Properties do not meet Healthy Homes standards, resulting in poor perception of Council as a landlord;
 - 14 Defects at the properties potentially worsen, leading to higher costs to rectify in future;
 - 15 Not rectifying defects, nor upgrading to minimum Healthy Homes standard, results in poor well-being outcomes for the residents; and
 - 16 Is a deferment of upgrades only; all tenanted properties must be upgraded to Healthy Homes standard by 30 June 2024.
- 17 This report recommends **Option 1** for addressing the matter because it results in good well-being outcomes for the residents, as well as meets Council's requirements as a responsible landlord. The upgrades are allowed for in the current annual plan.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:**> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA**

- 18 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because of the low estimated value of the works, the upgrades are consistent with Council's draft housing strategy which includes an outcome for healthy and warm houses in the District, and has low impact on Council's capability and capacity to deliver its objectives.
- 19 The persons who are affected by or interested in this matter are the residents of the five Elderly Housing units at 176 Upton Street, Wānaka.
- 20 The Council will communicate with the residents at 176 Upton Street about the works expected to take place in the coming months, and ensure sufficient notice is given before any works are undertaken per the Residential Tenancies Act.

> MĀORI CONSULTATION | IWI RŪNANGA

- 21 The Council will not consult with iwi on this matter.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

- 22 This matter relates to the Community & Wellbeing risk category. It is not associated with any particular risk within the QLDC Risk Register. This risk has been assessed as having a low inherent risk rating.
- 23 The approval of the recommended option will support the Council by allowing us to support the wellbeing of the residents living in the Wānaka Elderly Housing units. This shall be achieved by upgrading any immediate defects and bringing the properties up to Healthy Homes standard.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

24 The upgrades/maintenance is estimated to cost in the order of \$71,650 (total for the five units). These costs will be firmed up through the procurement process.

COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

25 The following Council policies, strategies and bylaws were considered:

- Elderly Persons Housing Policy: <https://www.qldc.govt.nz/media/n5thgzgp/elderly-persons-housing-policy.pdf>
- Vision Beyond 2050 – vision statement ‘Thriving People’: <https://www.qldc.govt.nz/vision-beyond-2050/>

26 The recommended option is consistent with the principles set out in the named policies.

27 This matter is included in the Ten Year Plan/Annual Plan, under project 001134 Healthy Homes.

LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

28 The recommended option:

- Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. The recommended option will promote the well-being of the residents in providing them a warm, healthy home. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act;
- Can be implemented through current funding under the Ten Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.