



Otorohanga Community Board

AGENDA

5 April 2018

4.00pm

Members of the Otorohanga Community Board

Mr. Alan Buckman
Mrs. Katrina Christison
Mrs. Liz Cowan
Mr. Neville Gadd
Mr. Paul McConnell (Chair)
Mr. Peter Coventry

Minutes Secretary: Mr. C Tutty (Governance Supervisor)

OTOROHANGA COMMUNITY BOARD

5 APRIL 2018

Notice is hereby given that an Ordinary meeting of the Otorohanga Community Board will be held in the Council Chambers, 17 Maniapoto Street, Otorohanga on Thursday 5 April 2018 commencing at 4pm.

21 March 2018

DC Clibbery
CHIEF EXECUTIVE

AGENDA

ORDER OF BUSINESS:

ITEM	PRECIS	PAGE
	PRESENT	
	IN ATTENDANCE	
	APOLOGIES	
	PUBLIC FORUM	
	ITEMS TO BE CONSIDERED IN GENERAL BUSINESS	
	CONFIRMATION OF MINUTES – 5 MARCH 2018	
	DECLARATION OF INTEREST	
	<u>REPORTS</u>	
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ITEM 48 DRAFT MANAGEMENT ACCOUNTS FOR THE PERIOD ENDING 31 DECEMBER 2017

**To: Chair & Board Members
 Otorohanga Community Board**

From: District Accountant

Date: 5 April 2018

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
- Promote the local economy and opportunities for sustainable economic development
- Foster an involved and engaged Community

Executive Summary

The Draft Management Accounts for the period ended 31 December 2017 are attached under separate cover.

Staff Recommendation

It is recommended:

That the Draft Management Accounts for the period ended 31 December 2017 be received.

**B O'Callaghan
DISTRICT ACCOUNTANT**

ITEM 49 HOUSING FOR THE ELDERLY REVIEW OF RENTAL

**To: Chair & Board Members
Otorohanga Community Board**

From: Governance Supervisor

Date: 05 April 2018

Relevant Community Outcomes

- Ensure services and facilities meet the needs of the Community
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Executive Summary

A review of Housing for the Elderly rentals in Elizabeth Place and Windsor Court, Otorohanga is proposed.

Staff Recommendation

It is recommended:

That rental charged for units in Elizabeth Place and Windsor Court, Otorohanga be increased by 2% as follows –

Single unit - \$105.00 per week

Double unit - \$138.00 per week

Effective from 1 July 2018

Report Discussion

The rentals for units in Elizabeth Place and Windsor Court were reviewed in April 2017 at which time it was resolved that the rental charged for the single units be increased by approximately 3% and double units by 4% effective from 1 July 2017 to –

Single unit - \$103.00 per week

Double unit - \$135.00 per week.

Should a carport be available, the Tenant will be required to pay an extra \$6.00 per week for this.

As members will be aware it is necessary to give Tenants not less than 60 days' notice of any proposed increase in rental and ideally to take into account pension dates. Council is free to set whatever rental it feels appropriate and should any Tenant experience hardship because of this assistance is available through Work and Income New Zealand, Accommodation Supplement. This is a weekly payment which helps people with their rent, board etc. As from 1 April 2018, if receiving the supplement this payment may go up as part of the Budget changes announced by the Government.

The net weekly New Zealand Super Income rates, which came into effect from 1 April 2017 are –

Single - living alone \$390.20

- sharing \$360.18

Double -one qualifies \$285.28

- One partner qualifies \$ other partner included - \$570.56

- both qualify \$600.30

These payment rates are updated on 1 April every year.

MAINTENANCE

At this point it is indicated that the estimated budget figure of \$17,482 for maintenance for the year ending 30 June 2018 will be utilised.

CAPITAL WORKS FOR 2017/18

Estimated at \$12,516 for refurbishment of units, estimated actual \$12,516

Estimated at \$19,296 for Bathroom refurbishment, estimated actual \$19,296

Estimated at \$7,823 for insulation of Units, estimated actual \$9,000

INCOME 2017/18

Based on current occupancy the estimated income of \$133,000 will be slightly over the budget estimate of \$132,983. The estimated balance in the account, as at 30 June 2018 will be a \$9,227 surplus compared to an estimated surplus of \$8,882.

Following inspections of the units late last year with Council's Community Facilities Officer it was agreed that the following work should be allowed for in the 2018/19 year.

Activities operation

A Lawn mowing	\$4,000
B Other services – Refuse collection	\$4,000

Asset Maintenance

A Other services	\$9,500
B Engineering Admin.	\$10,615

Capital expenditure for 2018/19

Refurbishment of units	\$12,204
Bathroom refurbishment	\$25,425
External painting	\$17,289
Installation	\$ 7,628

TOTAL **\$67,631**

Setting rentals for 2017/18

I have spoken to a local Real Estate Company and they advise that the market rental for similar units has increased to

–

Bedsitter - \$210.00 per week (includes Landlord mowing lawn)
One Bedroom - \$220.00 per week

Our neighbouring Council's charge as follows –

Waitomo District Council

Bedsitter \$97.50 per week
One Bedroom (small) \$107 per week
One Bedroom (large) \$120 per week

Waipa District Council

Bedsitter \$160 per week
One Bedroom – Palmer St, includes Washing machine \$185 per week
- Churchill & Mangapiko Sts attached garage \$215 per week.

CA Tutty

GOVERNANCE SUPERVISOR

ITEM 50 MATTERS REFERRED 5 MARCH 2018

**To: Chair & Board Members
 Otorohanga Community Board**

From: Governance Supervisor

Date: 5 April 2018

BOARD

5 March 2018

- i. To revisit the investigation of the physical development of a water storage lake at Council's Te Raumauku Road property.

ENGINEERING MANAGER

5 March 2018

- i. To investigate whether the NZ Motorhome Association has a water tap on their site.

LAND MANAGEMENT OFFICER

5 March 2018

- i. To provide members with an updated list of lease agreements for property within the Community.

CHAIR

5 March 2018

- i. To informally raise the matter of footpath / Kerb & Channel in Merrin Avenue to be funded from Council Roading improvements within the Community.
- ii. To have discussion with the Manager of I-Site regarding the suggestion to install a water foundation on the Village Green.

CA Tutty

GOVERNANCE SUPERVISOR

GENERAL

