

Information for Candidates – 22 August 2019

The following information was provided to candidates or affiliated parties by the Christchurch City Council. In fairness to all candidates this has been published online:

<p>1. The following information was provided to a request from a candidate - Background on Warmth and Dryness Issues in the Christchurch City Council Social Housing Portfolio</p>

There is community concern about the healthiness, warmth and dryness of rental housing. Council shares these concerns and has since 2013 been voluntarily upgrading properties. More recently Council has been working towards meeting mandatory insulation requirements introduced in the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. It is also gearing up to meet the requirements around heating, ventilation and other matters that are included in the Healthy Homes Standards.

All of our social housing units have been inspected, and we have installed and upgraded insulation where required and able. The total cost of this is not available – the work has been done through several programmes and will need to be collated – however Council has spent at least \$1.2 million on this work.

We know from the feedback of those where we have been able to install insulation that there are benefits (see some examples below).

“My home is so much warmer. It’s much better. My power bill is down by about 15%. It’s the first time, in a long time that I’ve been in credit in the winter.

The improvement to my home has had a really positive knock on effect. My health is so much better and its made me more positive and able to start making changes to my life for the better.”

“Since the insulation has been installed I have noticed that I no longer get condensation. This is because the unit is warmer and I feel I am able to ventilate it better.”

The remaining units were either already compliant or exempt. Due to the design or construction constraints of some property types, it is sometimes either not physically possible to insulate or would require major renovations to do so. Examples of types of properties that would meet exception criteria are:

- Apartments where there is a habitable space above and below the apartment
- Houses constructed on concrete slabs where it is not feasible to install underfloor insulation
- Houses with skillion roofs where there is no ceiling in place to install insulation above.

Concord Place is one of those sites, however, Council owns other sites with similar issues.

Council has previously indicated publically that we will work to find alternatives for those sites that are exempt. We have now assessed the cost and feasibility for units with skillion roofs. The cost to remove ceilings, install insulation and put in new ceilings, together with associated works such as painting and electrical upgrades, is estimated to be between \$14,000 to \$20,000 per unit. For the units with skillion ceilings this is likely to be between \$5 and \$6 million cost.

The work to date has been carried out within the constraints of affordable rents and at no cost to ratepayers (Council’s social housing is delivered on a rates neutral basis).

We are currently planning a retrofit programme for units with skillion ceilings. This planning is mindful of Council's obligations to meet the Healthy Home Standards by 1 July 2023 – this is likely to cost an additional \$7 million. We are also mindful of the need to house tenants during the work. We keep 25 units for temporary accommodation while works are carried out in tenants' homes. These are in use for earthquake repairs until January 2020, but will be available for this work after then.

Concord Place Background

This site is to be transferred to the Otautahi Community Housing Trust (the Trust) as part of the approved capitalisation process. Between the Trust and Council we have been undertaking essential and scheduled (eg grounds) maintenance on these units.

A number of items of a renewal or major maintenance nature exist at Concord Place. For some of these (e.g. painting, footpath works, roof replacement) Council recognises that the works are required, however, other sites were a higher priority (eg see the additional context below). Other works have been undertaken with our records showing over 400 maintenance actions over the last three years at the site.

Concord Place has been identified as a suitable site suitable for redevelopment, replacement or alternative options, however, Council does not have the funds to redevelop it in the short term.

As additional context over the last two years Council has worked to increase maintenance and renewal activities on the housing portfolio. This activities reflect an increased focus on proactive maintenance compared to previous periods.

- 15 complexes have been exterior painted, which equates to approx. 333 units. This includes the buildings, car park line marking, exterior building maintenance, signage plus roof and spouting repairs or replacement as required.
- 22 complexes have had large tree maintenance completed. A complex wide approach has been taken rather than only dealing with each tree as an issue is raised. [Tree maintenance is important for safety, security and comfort reasons. We work to ensure that trees are safe, and that there is good visibility around complexes. We also look to remove shading, particularly where this could leave a wall damp, and increase the amount of natural light getting into buildings.]
- 26 units have had asbestos removed.
- 45 units have undergone methamphetamine decontamination [this is now declining with the new guidance from the Prime Minister's Chief Science Advisor].
- 4 complexes had full roof and or spouting replacement.
- Other works such as interior upgrades, major bathroom work, fencing, hand/safety rails, driveway replacement, etc.
- We have also funded significant small capital item renewal through "Variations" delivered by the Trust as part of their minor maintenance / vacant unit works.

Conclusion

Council is very aware that the condition of some of the Council's portfolio is less than desirable and has an impact on tenants. We are working to address this. We face constraints, particularly the

funding available and the availability of temporary accommodation units, which mean that we can't carry out upgrades as fast as we would like and address the backlog of deferred maintenance.

2. Christchurch City Council Professional Indemnity and Public Liability Insurance

Question

I wish to request information regarding the Christchurch City Council's Professional Indemnity and Public Liability Insurance.

This inquiry is of a general nature and in respect of a potential situation that might arise where a Christchurch property owner(s) wish to consider the legal basis for pursuing a damages claim against the Christchurch City Council.

Response

Due to commercial sensitivity we cannot release copies of the policy wording itself, rather we provide a Certificate of Cover (CoC). I have attached copies of the CoC for the 2019 - 2020 General Liability and Professional Indemnity policies. Please note:

- (1) We have redacted the retention (deductible) on each policy as this is also considered commercially sensitive.
- (2) While the professional indemnity policy refers to a limit of \$20m, this is the primary layer and we have two excess layers above totally \$30m which follow the same terms and conditions as the primary layer.

As above we have decided to withhold some information withheld under the following sections of the LGOIMA:

- 7(2)(b)(ii) – to protect the commercial position of the person who supplied or who is the subject of the information
- 7(2)(h) – to enable any local authority holding the information to carry out commercial activities
- 7(2)(i) – to enable any local authority holding the information to carry on negotiations

[Refer to 2019–2020 General Liability Certificate.](#)

[Refer to 2019–2020 Professional Indemnity Certificate.](#)

3. Request for Deed of Lease between the Council and Ōtautahi Community Housing Trust

[Refer to Otautahi Community Housing Trust Deed of Lease September 2016.](#)

4. Resource Consent for Go-Kart Track in Yaldhurst

Question

I spoke with a resident on School Road in Yaldhurst on Wednesday evening who is concerned about a proposal to move a go-cart business next to her property.

Further more what is of concern is the resource consent will be a non-notified so the residents are having to regularly asked if anything has been lodged.

Could you please release under the LGOIMA any resource consent or consent requests on the address 6 Old West Coast Road over the last 12 months.

Response

There has been a pre-application meeting for the site. However, we cannot disclose the detail of these meetings as they are conducted under an obligation of confidence.

I can however confirm that there has not been any confirmation a resource consent will be processed non-notified for any activity. The last resource consent was for a family flat in 1995.

For a go-cart operation, a resource consent would be required and would need to be assessed in terms of the adverse effects and how it fits against the District Plan objectives. It may need to be notified, but that will depend on the proposal and the adverse effects generated by the activity.

5. Request for Clarification of the Council's policy on the living wage

Response

The Council's policy is to review and consider annual Living Wage Rate adjustments for Council employees (excluding trainees) through its remuneration process. This means the Council will move its minimum wage rate to match (and maintain commensurate with) the Living Wage Rate subject to negotiation with individuals and unions.

6. Request for Timeline for roading project that is scheduled to happen on Awatea Road outside the Summerset retirement village at Wigram.

Response

The project at the Wigram Road-Carrs Road intersection (ID#42024) is programmed for construction for this financial year. It is expected that this work will be underway early in the new year and Council staff will be in touch with affected stakeholders prior to any works being undertaken.

7. Request for amount paid for 2019 Central City Retail Review

Question

I would like to know approximately how much money was paid to David West / Premier Retail Marketing for the study "2019 Central City Retail Review".

I understand this information may have some commercial sensitivity, therefore all I am requesting is a range. For example:

less than \$5000

\$5000 to 20,000

\$20,000 to 50,000

\$50,000 to 100,000

\$100,000 to 500,000

\$500,000 to 1 M

over \$1 M

Response

The cost of the work fell into the range \$5000 to \$20,000.