

**Nelson City Council Long Term Plan 2018 -28 text amendments relating to the proposed divestment of community housing.**

**Please note that changes will only be made if Council decides to sell the community housing. If following consultation a different decision is made, these changes will not apply.**

<b>LTP Page #</b>	<b>Current reference - Heading</b>	<b>Current reference – Body text</b>	<b>Proposed Changes (draft text)</b>
121	Drivers of Capital Expenditure <i>Second bullet point</i>	Ageing community housing infrastructure requiring increased maintenance and renewals and eventually replacement	<del>Delete bullet point.</del> <del>Ageing community housing infrastructure requiring increased maintenance and renewals and eventually replacement</del>
124	Summary of Capital Expenditure over \$100,000 in any one year	<b>Community Housing</b> Community Housing Renewals Forecast 2017/18 -71,572 2018/19 – 290,000 2019/20 - 296,380 2020/21 – 302,899	<del>Delete expenditure for all ten years and recalculate totals.</del>
122-125	Social -Funding Impact Statement / Reconciliation / Summary of capital Expenditure		In June 2019 Council decided to sell its Community Housing. The details of the sale have not yet been finalised, accordingly the financial statements on pages 122-125 have not been adjusted. The proceeds from the sale are intended to be used to support partners in the delivery of affordable housing solutions in Nelson. The sale will enable Council to cease the current financial support of \$160,000 p.a. from rates. It would also mean that funding for maintaining and renovating the units has been removed.
186	Financial Reserves Estimates <i>First paragraph</i>	Self-funded activities such as dog control, parking and community housing are also managed through reserve funds for each of those specified purposes	Self-funded activities such as dog control <b>and</b> parking <del>and community housing</del> are also managed through reserve funds for each of those specified purposes

187	Pensioner Housing Reserve	<p><b>Pensioner Housing Reserve</b>  Community Housing  Self-funded activity balance  Balance at July 2018 – 235,475  Deposits – 0  Withdrawals – 235,475  Balance at June 2028 - 0</p>	<p><i>Delete text</i>  <del><b>Pensioner Housing Reserve</b></del>  Community Housing  Self-funded activity balance  Balance at July 2018 – 235,475  Deposits – 0  Withdrawals – 235,475  Balance at June 2028 – 0</p>
202	Summary of Rates and Charges	<p>2017/18 – 23,845  2018/19 – 25,907  2019/20 – 26,127  2020/21 – 26,648</p>	<p><i>Recalculate totals</i></p>
220	Activity Community Housing	<p><b>Who benefits</b>  Individual tenants are the primary beneficiaries. These reasonable quality low-cost housing units are targeted at older residents with the least wealth. Rental levels are set below market rates. The assets have considerable value and the benefits are received by a small percentage of the community.  The community as a whole benefits from having appropriate affordable housing available to senior residents.  <b>Period of benefits</b>  Long term.  Each housing unit will last at least 50 years.  <b>Whose actions or inactions contribute</b>  Mature residents who are unable to provide for their long term accommodation needs.  <b>Costs and benefits of separate funding</b>  Fees and charges as set by Council policy determine income. Funding needs are</p>	<p><i>Delete text</i>  <del><b>Who benefits</b></del>  Individual tenants are the primary beneficiaries. These reasonable quality low-cost housing units are targeted at older residents with the least wealth. Rental levels are set below market rates. The assets have considerable value and the benefits are received by a small percentage of the community.  The community as a whole benefits from having appropriate affordable housing available to senior residents.  <b>Period of benefits</b>  Long term.  Each housing unit will last at least 50 years.  <del><b>Whose actions or inactions contribute</b></del>  Mature residents who are unable to provide for their long term accommodation needs.  <b>Costs and benefits of separate funding</b>  Fees and charges as set by Council policy determine income. Funding needs are</p>

		<p>separately identified to clearly show the amount of subsidy.</p> <p><b>Funding sources</b> Fees and charges Borrowing</p> <p><b>Funding rationale</b> The Community housing activity was started in the 1950's in a partnership with government. Council has a Policy setting rental charges 25% of national superannuation level. As the benefits are largely private the activity is self-funding through fees and charges. The ability to fund future renewals of the housing units may require changes to this policy.</p> <p><b>Funding targets adjusted for community affordability</b> Private 100% Public 0%</p>	<p><del>separately identified to clearly show the amount of subsidy.</del></p> <p><del><b>Funding sources</b></del> <del>Fees and charges</del> <del>Borrowing</del></p> <p><del><b>Funding rationale</b></del> <del>The Community housing activity was started in the 1950's in a partnership with government. Council has a Policy setting rental charges 25% of national superannuation level. As the benefits are largely private the activity is self-funding through fees and charges.</del> <del>The ability to fund future renewals of the housing units may require changes to this policy.</del></p> <p><del><b>Funding targets adjusted for community affordability</b></del> <del>Private 100%</del> <del>Public 0%</del></p>
227	Summary of Funding Targets Funding Source Proportions For Operating Costs	<p><b>Social</b> – Community Housing General rates – Targeted rates – Fees and charges – 100% Grants and other revenue -</p>	<p><del>Delete text</del> <del>Social – Community Housing</del> <del>General rates –</del> <del>Targeted rates –</del> <del>Fees and charges – 100%</del> <del>Grants and other revenue -</del></p>
228	Rates Remission Policy	Rates remission for community, sporting and groups delivering affordable social and community housing	No change
229		Or to achieve the following social housing objectives: Facilitate the ongoing provision of social housing in Nelson by registered Community Housing Providers	No change
352	Schedule two: List of Strategic Assets	Ownership of community housing	<p><del>Delete text</del> <del>Ownership of community housing</del></p>

176 - 185	Financial statements	Financial tables	<i>Recalculate totals</i>
4A. New page	Community Housing	New text	<p>In March – May 2019 Council consulted with the public on a proposal to sell its Community Housing. xxx submissions were received, and hearings were held in May 2019. Following consideration of submissions Council decided on xxxxxx to .....</p> <p>This Long Term Plan has been amended to reflect this decision.....<i>(to be completed once a decision has been made).</i></p>

<b>Significant and Engagement Policy</b>			
	<b>Current reference - Heading</b>	<b>Current reference – Body text</b>	<b>Proposed Changes</b>
	Schedule Two: List of Strategic Assets	Ownership of community housing	<i>Delete text</i> <del>Ownership of community housing</del>