

## Briefing Paper: Update on Progress - Housing for Elderly

Reporting Officer: Nadine Hopkins, Senior Policy Advisor

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### Ngā whāinga | Purpose

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To provide an update on the planning and workstreams relating to the Housing for the Elderly portfolio of assets.

### Horopaki | Context

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The Housing for the Elderly portfolio consists of 144 units spread across 12 locations in the district.

Council's resolution from May 2021<sup>1</sup> provided for Council to commence the process of identifying one or more providers that would enable the best option for partially or fully divesting the Housing for the Elderly assets. As part of that, there were strict requirements to:

- Protect existing tenant arrangements, and
- Maintain or increase the number of units and level of service in the district over time.

The Long-Term Plan 2021-2031 elaborated on this stating *The sale of the units will only progress if Council is confident it will be in the best interests of tenants and the wider community in the long run.*

A process started in March 2022 seeking Expressions of Interest (“EOI”) from providers who would be interested in obtaining or managing the properties. A workshop and presentations from those providers as part of that process occurred in mid-2023.

A workshop with Council was held on 14 February 2024 to provide an update. This covered off the EOI process and the work Council needs to do to progress any divestment process, including understanding the properties, the effect if they were to be divested, types of divestment, and what needed to happen to progress the EOI process.

### Ngā kōrerorero | Discussion

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Planning for this project has progressed and two primary workstreams arise. These are:

- *Workstream 1:* Progressing the EOIs to determine which providers most closely align with the outcomes Council are seeking. This is part of assessing who to open up further negotiations with; and
- *Workstream 2:* Completing a review of all properties to determine what requirements or impediments may apply if it was to be divested. This includes considering any title or survey plan issues, legislative requirements (i.e. any offer back requirement under the Public Works Act) or other issues which Council should be aware of.

At the completion of these workstreams, a further workshop will be convened with elected members to go over the results.

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<sup>1</sup> [2021/17]

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By way of update:

- *Workstream 1:* Staff held an internal workshop on 22 April 2024 to consider the EOIs. Over half of the attendees had been involved in the original EOI process or are closely involved with the portfolio. Other attendees brought property, finance, legal or policy expertise to the workshop. Further work is to occur to consider the financial implications of the EOIs.
- *Workstream 2:* Land status reports and review of titles is underway. Staff endeavour to provide briefing papers covering 3 – 4 properties at a time to elected members with the first one to be provided near the end of May 2024. The purpose of these is to inform elected members of any issues or impediments relating to each property prior to any elected member workshop.

In addition, the EOI providers have been advised that work is continuing, and options are being explored.

## E whai ake nei | Next Steps

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Staff are to provide briefing papers to elected members covering off the outcomes of the workstreams.

The first is anticipated to be provided near the end of May 2024 and to cover off and issues or impediments for 3-4 properties in the portfolio.

## Ngā tāpiritanga | Attachments

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Nil

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