

# Malvern Housing Trust

**Monday 26 October 2020 at 7.30 p.m., Denise Reynolds' home**

## **AGENDA**

**Present:** Philip Baldwin (Chair), Susan Baldwin (Secretary) Denise Reynolds, Keith Taege, Reg Pennells, Dave Askin, Virginia Askin.

**Apologies: none**

### **1. Welcome Philip**

**Prayer: Denise**

### **2. Minutes**

Susan read the highlights of the minutes from 24 Sept. Moved: That the minutes of the 24 September 2020 meeting be accepted as a true and accurate record.

Moved: Susan/ seconded Denise carried

### **3. Matters Arising**

Reg: raised a preference for the financial plan be adjusted so that MHT receive a percentage of the rent.

We can't sign off on a Business Plan tonight.

Let's list the key pieces of the Business Plan

We'll collect the rent, and do the repairs OR are they going to collect the rent and take a percentage of the fee for funding the wrap-around services and minor repairs.

How much are the tenants paying at the moment for rent on one the three houses? **\$250 per week. So \$750 per week for 3 houses, and 20% of that is \$150.00/ week or \$600/month. \$7200/year)**

Internal repairs only and nothing structural.

You'd want to have permission to go into each to start with to find out what kind of repairs and maintenance need to be done.

What will be included in a wrap-around services provided? We need this for our presentation to SDC so we can articulate what exactly we can offer.

Should 2 or 3 of us be talking with the council regarding this proposal?

Who carries the responsibility of managing these 3 houses. There will be a tenancy manager. Surely they are our starting point for our discussion.

(Selwyn Property Management is listed on the SDC site)

**ACTION:** Reg can probably get KPIs from Vision West, as a helpful start about preparing a check list of the things we can do and the things we can't do in our wrap around services.

**ACTION:** Philip will ring SDC to find out who is managing the flats. And who is it that we need to be speaking with to progress the proposal to manage the three houses? Who do property managers answer to? Who does maintenance and repairs ? who does insurance?

Virginia raised the question: do we go in with more than one proposal?

Dave offered: That's the verbal discussion with Council, offering two or three or four options. Council person is then the one to go to bat at SDC for the proposal that is more likely.

#### 4. Cabin build

Dave: Bringing photos of small cabins built.

We'll ask Lions for money, but we need to decide on which plan so we know what the expenses are so we can apply for funding.

Dave: "If we agree that the build is part of our strategic plan, but if it's just a red herring, which won't add substantial value to our forward movement as a team, then there isn't much point in building it. "

Discussion ensued about whether to put the energy into building the small sleep-out.

Virginia: We need more credibility in order to go to Rata for money.

Philip then spoke about whether we should apply for a Rata Foundation Grant.

Susan wondered if building a shed is a red herring and conveys the wrong image of what we're trying to do at MHT and the size of place we are proposing.

We began to talk about a house for sale on Horndon, four dwellings on a quarter acre.

Reg is having a housing meeting with Ben Baird (Selwyn, Waimakariri)

**ACTION:** Reg will report back next meeting about how that went.

Funding Applications. Rata what sort of application do we need to bring to you to be considered seriously.

If we are going to start approaching people, then we need a plan about how much we are going to need and how much we are going to ask for.

#### **5. Financial Report**

Virginia: bank balance in the account.

Virginia/ seconded Denise. Moved acceptance of the financial report. Carried

#### **6. Chair's Report on Selwyn District Plan Proposal**

**Philip:** from his analysis document. The most interesting thing is the comprehensive development aspect of this. Council is willing to let developers divide a section into parcels no larger than 300 sq meters. Structures can't be more than 70 sq meters **on each**

That looks exactly what we have in mind for small dwellings.

The Council hasn't seen very much uptake on it by developers over the past few years. Here's something they are willing to entertain as a development plan. See attached summary that Philip prepared.

If Philip's phone call seeks a formal meeting with someone from SDC, David proposed that he and Virginia join Philip in going to speak with them.

Jocelyn Lewes is the woman to speak with re the District Plan.

Other issues to address before we adjourn?

Here's what we want to do, how does SDC situate itself to either assist or to block this.

Dave: we have a desire to have a presence at Waitangi Day celebrations. What is it that we will bring to that day? Come with ideas to the next meeting 23 November.

## **7. General Business**

## **8. Next Meeting (proposed): Monday, 23 November, 7.30 at Denise's home**

Adjourned: 9.31 p.m.