

Malvern Housing Trust

Monday 23 November 2020 at 7.30 p.m., Denise Reynolds' home

Present: Philip Baldwin, Susan Baldwin, Denise Reynolds, Reg Pennells, Dave Askin, Keith Taege

Apologies: Virginia Askin

Opening prayer: David.

Susan moved & David seconded adoption of the minutes from 26 October as true and correct. Carried.

1) Discussion around the revised survey circulated earlier today by David.

The first survey only gave us the responses from 9 renters and the rest were home owners.

We wish to hear more responses from renters.

Possible places where survey can be distributed: Mark and Rosalie through the food bank could give out the questionnaire.

Could the local census data give us a figure on how many renters are in our district?

After some discussion of the contents of the proposed survey, David suggested we leave the questionnaire to the team of three (**ACTION: Reg, Dave, and Virginia**) to fine tune and bring back to the committee.

2) Three Houses on North Terrace, Darfield

Philip rang Rob Allen at SDC, and reported on the results of his phone call.

Three houses on Nth Terrace.

Confirmation that any and all services are being provided to tenants by local churches, but not by the council.

three tenants are paying \$250/ \$230/ \$90.00/week. The last hasn't changed in the 12 years the renter has been there.

We need to finish the Business Plan in order to present this to Rob Allen to preview and ask if there is anything we need to add in order to take on management.

The numbers from Rob are going to affect the table of costs that we've projected at the bottom of page 8 of the business plan.

ACTION: Reg has asked some colleagues about the kind of wrap-around services that they provide and he will write up a quick summary for the MHT committee.

Nothing in our business plan articulates what the cost will be of the services we will offer. Can we hand this to (**ACTION**) **Virginia, Reg and Philip** to agree on what we will present. Virginia has put an enormous amount of work into the Business Plan and so it was moved: That Philip, Virginia, Reg. will complete the business plan proposal and come back to the committee in mid December. Then it will go to Rob Allen and SDC by the end of January

The work is mostly finished, but it needs the details of what is the cost of what we can offer.

Cabin Build: Reg couldn't meet with Ben B.

Can a cabin be part of what we do?

It provides a bit of rental income from a small cabin could be useful to the MHT.
can be used as a sleep-out.

Does it detract from the purpose of the MHT and communicates the incorrect message re what we are talking about when we say social housing? We decided this could be mitigated with some very clear signage on the building itself at Waitangi Day.

David moved Denise seconded: that we go forward and build a cabin. Carried.

Philip found out from Rata Funding applications:

Rata has \$100,000 ceiling on projects.

They are looking for projects that will positively change your community.

Virginia had sent out the financial report. Philip moved acceptance of the Financial report.
Carried.

Philip will meet with Jocelyn Lewes (Dave away 7-16 December).

Philip: email correspondence stream with Leigh Walters (architectural student) – designing small housing, She went to a prof who had suggestions for her, Philip is going to follow up.

Next meeting on 17 December at 7.30 at the Baldwin's home, 15 McLaughlins Road.