

Elderly Persons Housing

2024-2034 Activity Summary

Finding suitable housing is becoming more challenging for our community. A large proportion of Invercargill's housing stock dates from the 1900s and increasingly lags behind today's new-build standards. Renovation of these types of buildings can be difficult and expensive with limited results.

Council has started a programme to renew and, where necessary, replace our housing units as it wants to ensure this important service continues to be available as our population ages. By having quality options available for older people, this increases the number of other houses available for families. Council has completed heat pump installations for all 216 units it owns and are half way through a programme to provide double glazing to increase energy efficiency. Four new build units in Stirrat Street are set to be complete early this year.

To continue this work, Council needs to change how housing is funded. Right now, rent from the tenants pays all the costs of maintenance of housing. To build replacement houses faster, Council would need to pay some of the cost from general rates.

Key Projects

Council is planning for the renewal and replacement of many of our elderly housing units which are coming to the end of their useful lives.

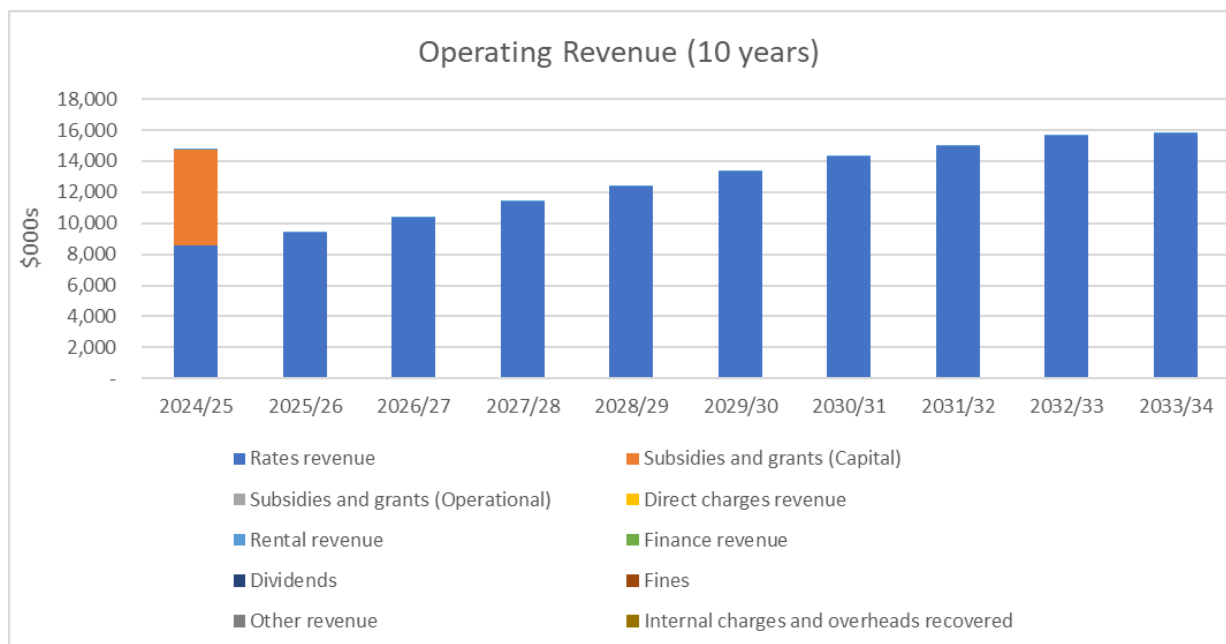
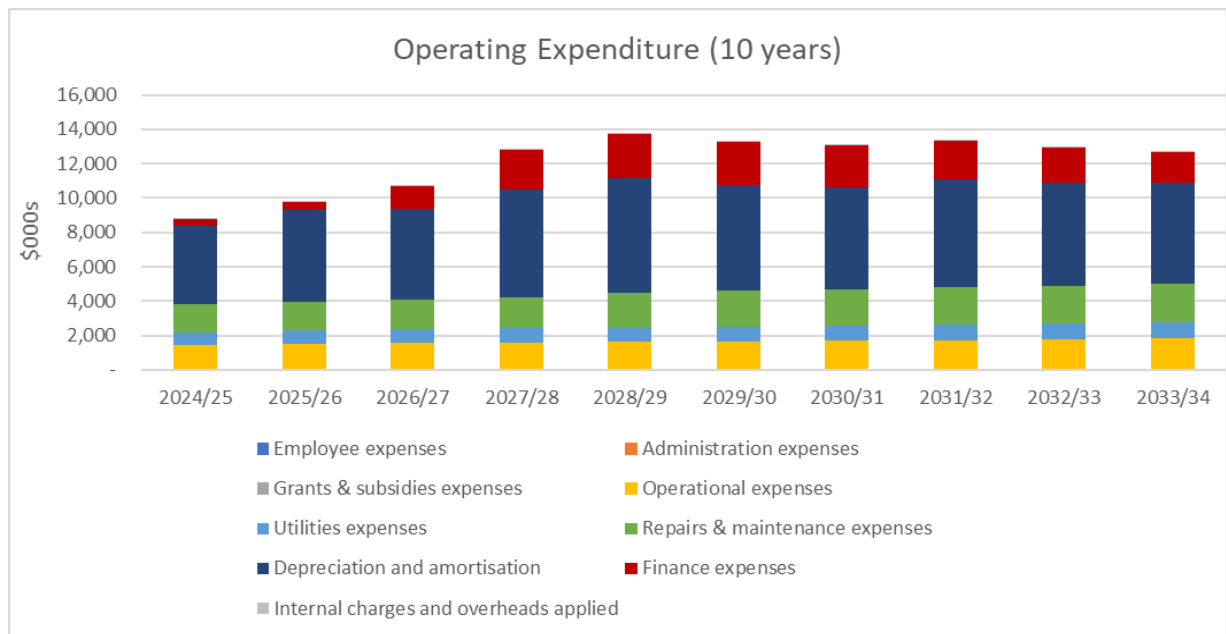
Four new units which have improved levels of accessibility and energy efficiency are being constructed at Stirrat Street and will be ready later in 2024.

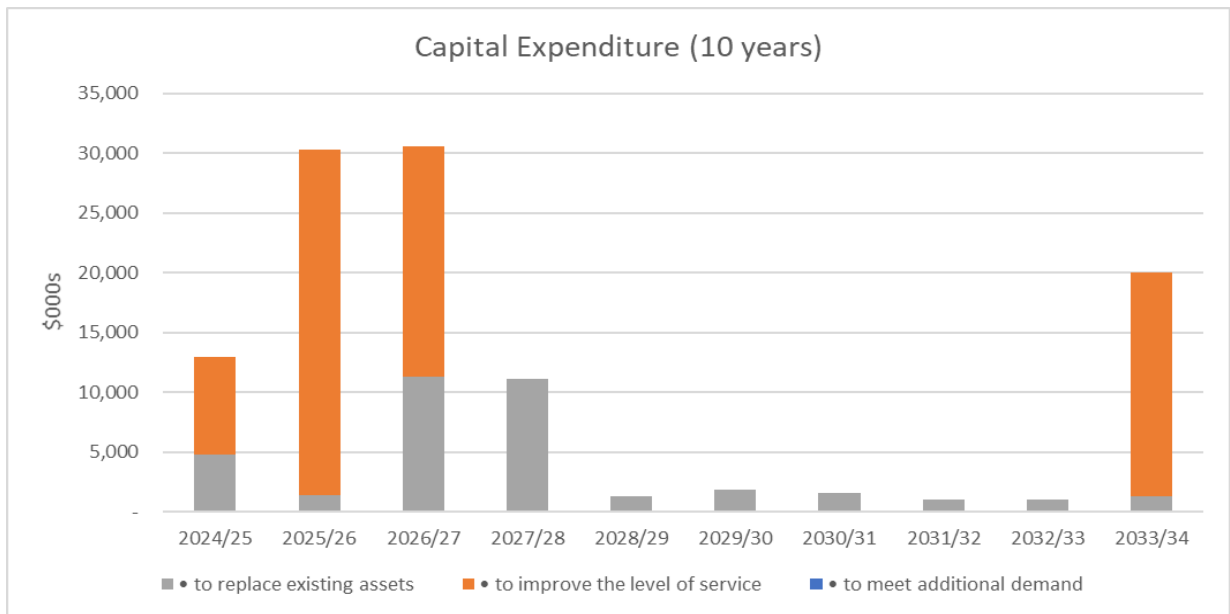
More information on the maintenance and renewal programme is available in the Property Services Asset Plan.

Key Performance Indicators

Measure	Target
Available units are occupied	95% occupancy
Requests for service are responded to and a remedial action plan is in place - Urgent	24 hours
Requests for service are responded to and a remedial action plan is in place – non-urgent	Five working days
Six monthly tenancy maintenance inspections are undertaken	100% inspections completed six monthly

Budget





Figures in the graphs have been inflation adjusted. All other numbers are uninflated and are based on 2024-dollar levels