



*Providing places for communities to gather and affordable housing for our elderly residents*

# COMMUNITY PROPERTY

Ngā Rawa o Te Hāpori



## WHAT THESE ACTIVITIES WILL COST AND HOW WE ARE GOING TO PAY FOR THEM

### FUNDING IMPACT STATEMENT - COMMUNITY PROPERTY

LTP 2012/13 \$000		LTP 2013/14 \$000	AP 2013/14 \$000	VARIANCE 2013/14 \$000
<b>OPERATIONAL</b>				
<b>Sources of operating funding</b>				
631	General rates, uniform annual general charges, rates penalties	623	632	9
	- Targeted rates (other than a targeted rate for water supply)	-	-	-
	- Subsidies and grants for operating purposes	-	-	-
730	Fees, charges, and targeted rates for water supply	751	752	1
	- Internal charges and overheads recovered	-	203	203
6	Local authorities fuel tax, fines, infringement fees, and other receipts	6	6	-
<b>1,367</b>	<b>Total operating funding (A)</b>	<b>1,380</b>	<b>1,593</b>	<b>213</b>
<b>Applications of operating funding</b>				
670	Payments to staff and suppliers	692	818	126
29	Finance costs	24	20	(4)
361	Internal charges & overheads applied	367	408	41
	- Other operating funding applications	-	-	-
<b>1,060</b>	<b>Total applications of operating funding (B)</b>	<b>1,083</b>	<b>1,246</b>	<b>163</b>
<b>307</b>	<b>Surplus (deficit) of operating funding (A-B)</b>	<b>297</b>	<b>347</b>	<b>50</b>
<b>CAPITAL</b>				
<b>Sources of capital funding</b>				
	- Subsidies and grants for capital expenditure	-	-	-
59	Development and financial contributions	60	59	(1)
(123)	Increase (decrease) in debt	(26)	(25)	1
319	Gross proceeds from sale of assets	233	226	(7)
	- Lump sum contributions	-	-	-
<b>255</b>	<b>Total sources of capital funding (C)</b>	<b>267</b>	<b>260</b>	<b>(7)</b>
<b>Applications of capital funding</b>				
Capital expenditure				
24	- to meet additional demand	-	-	-
85	- to improve level of service	77	65	(12)
172	- to replace existing assets	142	138	(4)
281	Increase (decrease) in reserves	345	404	59
	- Increase (decrease) of investments	-	-	-
<b>562</b>	<b>Total applications of capital funding (D)</b>	<b>564</b>	<b>607</b>	<b>43</b>
<b>(307)</b>	<b>Surplus (deficit) of capital funding (C-D)</b>	<b>(297)</b>	<b>(347)</b>	<b>(50)</b>
	<b>- Funding Balance ((A-B) + (C-D))</b>	<b>-</b>	<b>-</b>	<b>-</b>



## PENSIONER HOUSING



Community Outcomes

### IN BRIEF...

We do this activity to ensure the safety and protection of our elderly tenants and in response to public demand. Over the next year we will continue to own and provide six housing developments for the benefit of the elderly in our District. There are four housing developments that provide 72 rentable units in Whakatāne and two in Murupara that provide a further seven rentable units. The housing developments are very popular, with an occupancy rate of around 98.4% in 2011/12. Units are rented at 20% below market rate, meaning tenants are paying slightly less rent than they would pay to a private owner. These units are self-funding and do not cost ratepayers money to maintain. This year, we will be continuing our maintenance programme, which includes disabled access improvements, refurbishments and general renewals at a proposed cost of around \$97,000.

### WHAT WE WANT TO ACHIEVE

The following table shows our targets for the next year as set through the LTP.

GOAL	MEASURE	TARGET
Affordable, safe and secure pensioner housing is provided to people who meet the Whakatāne District Council eligibility criteria	Number of Council pensioner units provided	79



## COMMERCIAL PROPERTY



Community Outcomes

COMMUNITY PROPERTY

### IN BRIEF...

Our commercial properties are a series of eight properties we own and run as commercial ventures, which provide an income for the District. We keep these commercial properties because they are in a strategic location or may have a potential value to the Council and the community in the future. We will manage these properties to ensure they achieve a commercial return in the medium-term, helping to offset rates. Generally our agreements are short-term leases and are regularly reviewed. Through this year, we will adopt a divestment programme for our commercial properties at Piripai and Port Ōhope.



# HALLS

## IN BRIEF...

This activity provides the community with facilities to build community spirit and encourage recreational, social and learning activities. While we will continue to provide 14 urban and rural community-based halls throughout the District, we will look at how we operate and manage our halls in line with our Community Halls Strategy and Community Halls Policy. These documents aim to encourage the community to become more involved in the ownership and operation of our halls and will encourage better utilisation of the facilities. We have included a performance measure which states that we are planning to move two of our rural halls to be community-managed. This will only happen if there is sufficient interest from a community to transfer the management to a dedicated community group.

We encourage you to get involved with how your halls are managed by contacting your Community Board or your local hall management committee. These are facilities for the whole community to utilise and we aim to keep them affordable and available for all. This year we have budgeted to spend around \$86,000 on the ongoing renewal of our halls in both rural and urban areas.

## WHAT WE WANT TO ACHIEVE

The following table shows our targets for the next year as set through the LTP.

GOAL	MEASURE	TARGET
The community is provided with sufficient community halls and pavilions that are functional, affordable and available	Satisfaction with public halls (Customer Satisfaction Index score)	71-75
	Sufficient community halls and pavilions provided in each ward by the Council or the community	Four urban Council managed, four rural Council and two rural community managed

COMMUNITY PROPERTY