A decorative border in a Greek key (meander) pattern surrounds the entire page. The border is composed of a series of interlocking squares and lines, creating a continuous geometric frame.

# **MANAWATU TENANTS UNION**

## **ANNUAL REPORT 2014**

**-HOUSING IS A HUMAN RIGHT-**

# The Manawatu Tenants' Union Inc.

## Mission Statement

The Manawatu Tenants' Union aim is to:

- a) Protect, promote, and generally advance the rights, interests, and welfare of tenants in the Manawatu region
- b) To advise, assist, and generally support tenants in their dealings and disputes with landlords and other authorities in the Manawatu
- c) To make submissions to both central and local government on issues and laws affecting tenants.
- d) To monitor demolition of rental housing in Palmerston North and to make appropriate submissions to local bodies about increasing the rental housing in Palmerston North.
- e) Educate the public about laws regarding tenants.

## Coordinator's Report

Welcome to the 31st. Annual General Meeting of the Manawatu Tenants Union Inc. held in the Community House, King Street, Palmerston North. As we all know housing is the cornerstone of family life. Housing location, standard and security of tenure, have a far reaching impact on both the tenant and the wider community. Housing factors affect individual's and family's health, well-being, education, employment and other life outcomes.

The shortage of affordable Palmerston North housing to rent has become a serious issue for a growing number of tenants. Housing New Zealand intends to demolish or sell off 504 properties in the city, and another 100 plus from the district. The loss of 504 state homes in Palmerston North will have a huge impact on the supply of affordable housing, as well as the social well-being of struggling families. The demolition of state housing is nothing short of state vandalism as there are no plans for replacing these homes. The poor will pay a heavy price for these misguided housing policies.

One area of progress that the government can take credit for is the introduction of a pilot scheme for a Warrant of Fitness for rental properties. The pilot was conducted in Auckland, Christchurch, Wellington Dunedin and Tauranga. It has had a mixed reaction from some landlords groups, while others, including local authorities, can see the benefits to the local community. Landlords are charging rent and they should be providing a home that is fit for purpose. The Manawatu Tenants Union will continue to push for a Warrant of Fitness for all rental accommodation in New Zealand, as it has done since 1996. The Warrant of Fitness idea needs to become mainstream, and it will happen sooner, rather than later, as more people use the rental accommodation market.

The number of tenants coming into the office continues to increase, since moving into the Community House, King Street. We have established a good working relationship with all the other community groups based in



the Community House, which is of benefit to all those seeking assistance with their problems, and we get many referrals from these agencies. Fixed-Term-Tenancies continue to cause a lot of problems for tenants, and the student population in particular. The growing number of evictions is of serious concern, as Housing New Zealand has made the admission criteria for state housing impossible for many seeking shelter. Affordability is an issue for many families. Lower rents are important in reducing poverty, and it is only now that politicians have woken up to that fact. The housing crisis is real, and it is here now. It costs around \$2000 to get into a three bedroomed home around the city, and that is an average cost. It has never been a better time to be a landlord, as Generation Rent is now imbedded in the New Zealand economy. The need for two bed room properties to let is urgent, but there appears to be no incentive for property investors to build more. The provision of a night shelter for men is also an on-going issue, which will have to be addressed by the Palmerston North City Council at some stage.

The Manawatu Tenants Union continues to be involved with Manawatu Community Housing Trust, the Housing Monitoring Group, and Access Radio; where we produce a programme called Flatting Today. Community radio is a voice to the wider community and we have guest speakers and discuss housing issues in general. We attend Tenancy Tribunals, and support tenants in dispute with their landlord. It should be noted we also give advice to landlords when asked. The Manawatu Tenants Union, along with the Housing Advice Centre, participates in the annual Flatting Expo at Massey University, and we run a stall at the UCOL open day. We also work alongside the Palmerston North City Council, and Housing New Zealand, to secure good outcomes for all tenants. It has been a busy year to date, and we feel that there is a growing sense that the basic social contract between landlord and tenant has broken down. With a bit of luck, the incoming government will help restore security and confidence to the rental housing market, which will be good for everyone.

I would also like to take this opportunity to thank the Manawatu Tenants Union committee for all the work they do in making it all possible to help others less fortunate in our community.

Phone

986

Office Visits

390

**Manawatu Tenants Union**  
**From 01 April 2013 to 31.03.2014**  
**Receipts and Payments**

<b>Income</b>		2014	2013
<b>Grants</b>	Catholic Social Services, Diocesan	\$ 1,000.00	
	Community Services Council	\$ 2,587.00	\$ 2,865.09
	Eastern & Central		\$ 2,000.00
	Internal Affairs, COGs	\$ 4,500.00	\$ 4,000.00
	McKenzie Trust		
	Massey University Students Assn		
	Ministry of Social Development	\$ 19,450.00	\$ 12,450.00
	NZ Lottery Grants	\$ 6,000.00	
	Pub Charities		\$ 7,450.00
	TR Moore Trust		
<b>Sundry</b>			\$ 9.16
<b>Interest</b>		\$ 199.35	\$ 193.17
<b>Total Income</b>		\$ 33,736.35	\$ 28,967.42
<b>Expenditure</b>			
<b>ACC Levy</b>		\$ 199.97	\$ 64.31
<b>Accountancy Fees</b>		\$ 230.00	\$ 230.00
<b>Advertising</b>		\$ 486.50	\$ 2,687.55
<b>Bank Charges</b>		\$ 3.00	\$ 3.00
<b>Electricity</b>		\$ 142.88	
<b>General Expenses</b>		\$ 8,101.11	\$ 309.78
<b>Motor Vehicle - mileage</b>		\$ 149.40	\$ 175.23
<b>Office Furn / Equipment</b>			
<b>Petty Cash</b>			\$ 176.20
<b>PNCC Community House Room Hire</b>			
<b>PNCC Community House Insurance</b>			
<b>PNCC Community House Rent</b>		\$ 2,254.83	\$ 2,190.38
<b>PNCC Community House Waste Management</b>		\$ 26.61	
<b>Printing / Stationery</b>		\$ 240.85	\$ 110.75
<b>Subscriptions</b>		\$ 40.00	\$ 40.00
<b>Telephone</b>		\$ 1,097.14	\$ 1,025.82
<b>Unpaid Bills</b>			\$ 2,667.92
<b>Wages</b>		\$ 23,573.68	\$ 23,573.68
<b>Wages PAYE</b>		\$ 4,419.66	\$ 4,419.66
<b>Total Expenditure</b>		\$ 40,965.63	\$ 37,674.28
<b>Surplus (Deficit)</b>		-\$ 7,229.28	-\$ 8,706.86
<b>Opening Bank Balance, 01.04.2013</b>		\$ 19,657.11	
<b>(Deficit)</b>		\$ 7,229.28	
		\$ 12,427.83	
<b>Unpresented cheques</b>		\$ 8,301.71	
<b>Closing Bank Balance, 31.03.2014</b>		\$ 20,729.54	

**Manawatu Tenants Union**  
Statement of Financial Position  
As at 31 March 2014

**ACCUMULATED FUNDS**

Balance as at 01 April 2013		\$ 19,657.11	
LESS Unpresented Cheques	\$ 8,301.71		
Deficit	<u>\$ 7,229.28</u>		
Balance as at 31 March 2013		<u>\$ 1,072.43</u>	<u>\$ 20,729.54</u>

These funds are represented by:

**CURRENT ASSETS**

Petty Cash	\$ -	
Cheque Account	<u>\$ 20,729.54</u>	\$ 20,729.54

**LESS CURRENT LIABILITIES**

PAYE	\$ 346.64	
Bills to Pay	<u>\$ 231.00</u>	\$ 577.64

**Operating Funds:** \$ 20,151.90

**FIXED ASSETS**

Office Furniture / Equipment	\$ 3,040.76	
Less accumulated depreciation	<u>\$ 2,463.12</u>	\$ 577.64
		<u>\$ 20,729.54</u>





# Manawatu Tenants Union Officers 2012 - 2013

Chairperson: Joy Panoho  
Acting Chairperson: Carol Phillips

Secretary: Daniel Ryland  
Acting Secretary: Carol  
Phillips, Charlotte Phillips

Treasurer: Leigh Basile

## Committee Members:

- ~ Carol Phillips
- ~ Marlene Taylor
- ~ John Holland
- ~ Thomas Robertson
- ~ Noorangi Puleosi

Coordinator: Kevin Reilly

## ACKNOWLEDGEMENTS

- Family and Community Services (M.S.D)
- Community Organisation Scheme (C.O.G.S)
- Palmerston North Community Services Council
- Catholic Diocese of Palmerston North
- John Beresford Swan Dudding Trust
- Mr Marty Gunn (Auditor)
- Lottery Community

And to all our many valued supporters in the wider community.



# Housing New Zealand

1 June 2010

Manawatu Neighbourhood Unit  
117 Broadway Avenue  
PO Box 243 Palmerston North Centre  
Palmerston North 4440  
Free phone 0800 801 601  
Tel 06-355 0122 Fax 06-355 0123  
www.hnz.co.nz

Manawatu Tenants Union  
PO Box 2060  
Palmerston North

Dear Kevin

I'm writing to express Housing New Zealand Corporations appreciation of the work that you do with our mutual clients, that is, the people of Manawatu who have some form of housing issue.

The Corporation has a long standing relationship with the Manawatu Tenants Union and considers the service you provide to be an integral element in the provision of independent advice to the people of Palmerston North, as well as the various Statutory and Community agencies that have an interest in Housing issues.

I always find your approach and your dealings with Housing New Zealand and it's customers to be professional and invariably end in positive outcomes for all concerned.

Thank you Kevin, also for your support in managing the numerous "grizzles" you get from the Corporations tenants and applicants. We certainly look forward to a continued successful relationship.

Yours sincerely



Keith Wilson  
Housing Services Manager - Manawatu/Levin

23 April 2013

**TO WHOM IT MAY CONCERN**

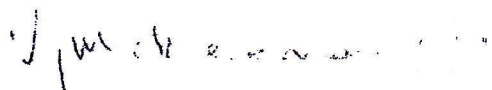
I am pleased to take this opportunity to voice my support for the work of the Manawatu Tenants' Union.

Manawatu Tenants' Union offers a valuable service to the community of Palmerston North by providing advice, support and advocacy around all aspects of tenancy.

They have an excellent working relationship with the Palmerston North City Council and other housing providers within the city including Housing New Zealand.

I believe they are a very worthwhile organisation and do much to ensure tenants within Palmerston North are well supported and informed about their rights surrounding tenancies within New Zealand.

Yours sincerely



Vicki McKeeman  
**RESIDENTIAL PROPERTY OFFICER**

**DO YOU VALUE THE  
STATE HOUSING  
SYSTEM TO STOP IT  
DISAPPEARING BIT  
BY BIT?**