

**Manawatū
Tenants'
Union**

Housing Today

Annual Report 2018

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.

Manawatu Tenants Union

Officers 2017 / 2018

Chairperson Dr. Joy Panoho

Treasurer Leigh Basile

Secretary Julie Campbell

Committee Members

Kerry Howe

Lorna Tattersfield

Kathleen Stephens

Hannah Kuriger

Ben Schmidt

John Holland

Marlene Taylor

Thomas Robertson

Ngahuia Kirton

Karen Gibbs

Advisor Noorangi Puleosi

Analyst / Administrator Daniel Ryland

era should be better than the last". The pursuit of the free market in housing just created a more greedy and bitter society. More tenants rent from people who grew up with a much better quality of life than them. They are burdened with more debt than their parents.

Over the last 12 months the Manawatu Tenants Union has noticed a sharp political fault line being exposed, between tenants and landlords.

The Palmerston North City Council tried to impose a market rent regime on its pensioner housing, the Manawatu Tenants Union saw this as an attack on vulnerable low income tenants and a step towards privatising their housing portfolio over time. The Manawatu Tenants Union, along with many other concerned parties ran a campaign to "Just say No to market rents". There was a large number of submissions to Palmerston North City Council on the issue. Many citizens were outraged by the lack of empathy shown by many city councillors, on what was seen as a council tax on the poor. The outcome of the campaign was the Palmerston

Coordinator's Report 2018

The Manawatu Tenants Union was established in 1981, and became incorporated in 1983, due to the serious shortage of rental accommodation in the City of Palmerston North. Now the lack of affordable accommodation has reached crisis point throughout New Zealand. The Manawatu Tenants Union has seen an unprecedented increase in tenants seeking help due to housing disputes, with many being made homeless.

The catalyst for the crisis in the housing sector can be traced back to the Bolger Government, and the housing reforms he instituted, in 1993. Market rents for state house tenants, the sell off of over 13,500 state houses, the disestablishment of first home ownership assistance [Housing Corporation, State Advances loans and the capitalisation of family benefits] had a devastating impact on the rental housing market. It was the end of the Kiwi dream of homeownership, and the unspoken pact between generations that "Each should be better off than the one before it, each

North City Council reversal of its decision to impose market rents on its pensioner housing.

Boarding house tenants are another vulnerable group who face an imbalance of power and control over their accommodation needs. The Manawatu Tenants Union has been involved with one boarding house establishment, which puts a lot of emphasis on its Christian values, yet has no problem putting its vulnerable residents out onto the street for very little reason. We have contact with these tenants on a regular basis and assist them to get their bonds back in most cases. The boarding house holds on to their bonds for no reason and is slow to refund the bond when required.

Low income related rents such as Housing New Zealand and to a degree Palmerston North City Council housing make an important contribution to reducing housing cost induced poverty for many tenants.

Another area of concern is the number of tenants being taken to the Tenancy Tribunal to seek their eviction on various grounds, rent arrears in particular. In some cases where the landlord's case has been dismissed, the landlord has contacted the tenant and said, that he or she will be put on a blacklist and will find it difficult to get accommodation with any property management company in the city. This is manifestly unfair and discriminatory.

The time has come for the introduction of a form of regulation for property managers, who have a lot of control over their tenants' accommodation. Private landlords should also be regulated; tenants have no background information on their property manager or landlord, yet these parties want to know everything about a prospective tenant. There needs to be more balance in this business arrangement.

Community Networks

Manawatu Community Housing Trust, Manawatu Housing Monitoring Group, Daniel Ryland is active in the Tenants Advocate Network. We also work in collaboration with the Housing Advice Centre and have networks with many other community agencies which is to the benefit of the wider community.

The issue of methamphetamine [P] has turned out to be a sham, a beat up, but was a quick way for landlords to evict tenants at short notice and increase the rents for new tenants. The only winners in this sham were the proliferation of companies claiming to be experts in the decontamination of rental properties. State tenants paid a heavy price for this sham as they were evicted with little notice we spoke with many families suffering from the stress of homelessness. There was pressure brought to bare for tenants to pay for the tests yet they were never convicted of using the drug. It is was a shameful day in the history of renting in New

Zealand. Tenants are used to being ignored as was the case in the evictions of state house tenants over the methamphetamine debacle. The government were aware of the issue but did nothing.

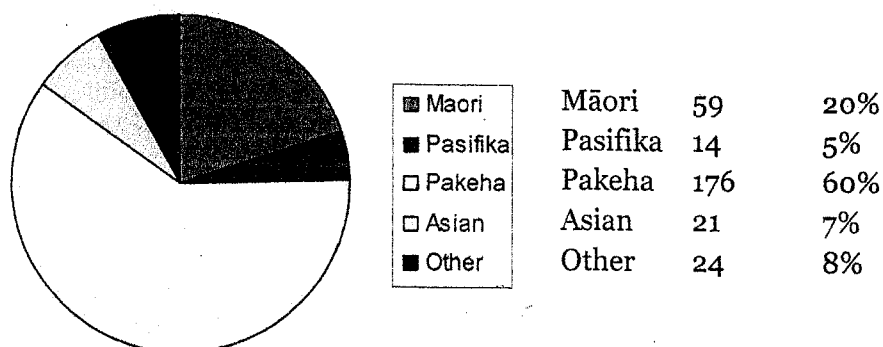
At present we have a transformative government which will continue to keep housing on the agenda, and work towards providing social justice for all New Zealanders. The New Zealand we all live in is deeply divided, with Maori, Pacific Islanders and poor whites making up the numbers in the housing poverty levels, a form of social apartheid. This in a country of great wealth which is not shared, and makes a mockery in the belief that we are still an egalitarian society.

Lets make New Zealand a great place to call home for everyone.

Inquires Phone 1,377 -- Office 506 -- 1883

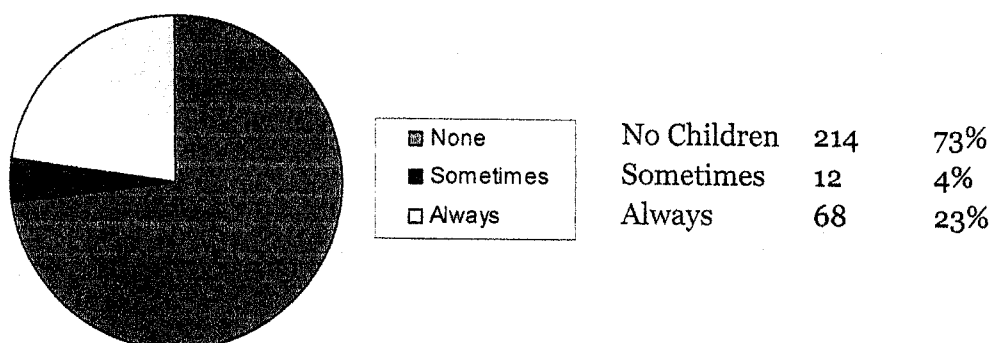
A brief look at the demographics of those engaging with MTU;

Ethnicity



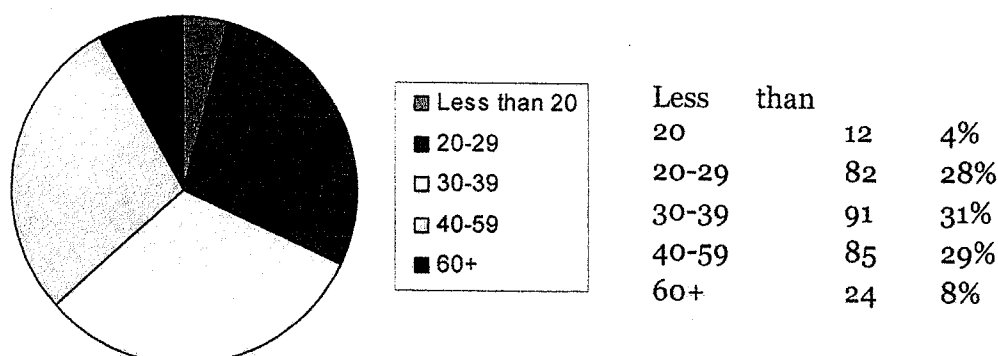
There has been very little change in the ethnicities of people engaging with MTU. Mostly noteworthy is that we have had an influx of international students from Asia and Africa seeking to leave unsuitable fixed term tenancies.

Children Present

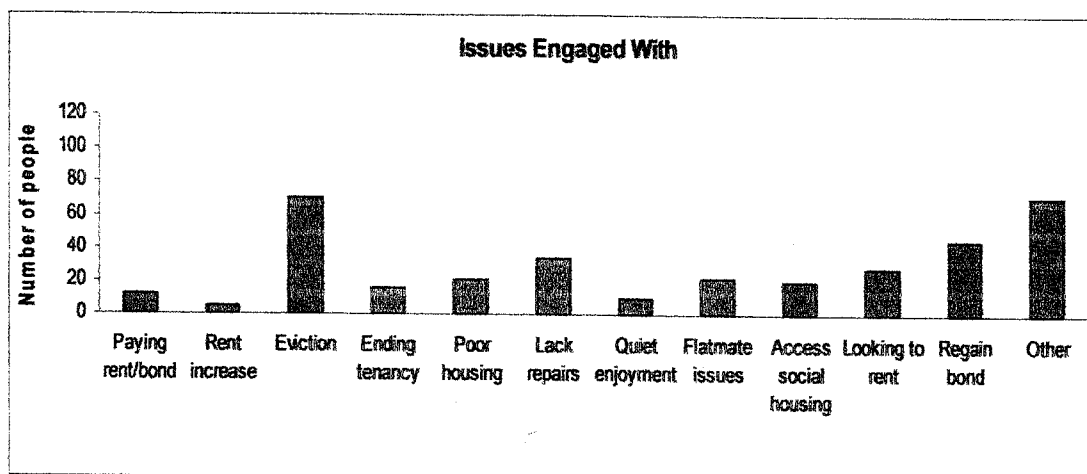


Compared to last year there have been no significant change in the numbers reporting that they have children some, or all, of the time. There has been a marked shift in the types of families however, where previously it was more likely to be single parents, the number of working couples needing support has increased.

Age



Age distribution remains relatively changed. There has been a slight shift from younger to older tenants.



We continue to see the growth of tenants facing termination of tenancies and this remains our biggest issue for the year (increasing to 20% of cases, up from 13% last year, and 8% the year before). A consequence of this is that we often need to find solutions very quickly, so the average time taken per engagement has dropped since last year, but the intensity has increased substantially. This can be full days spent attempting to find accommodation or negotiate between multiple parties in supporting a tenant. Without the support of our network of organisations we would not be able to achieve this. Retrieving bond (13%) and lack of repairs (10%) continue to remain our next biggest issues.

For the completed engagements which required more than just one-off advice, we have been able to improve the circumstances of 71% - a drop from last year. This seems to be due to a combination of less houses to put people, but also a high fear of retaliation from landlords if a tenant expresses their rights. Despite this we attended Tenancy Tribunal or mediation for 22% of cases. We have also been successful in finding accommodation for 30 homeless families with the support of our networks, and successfully achieving stable accommodation for 96 families where this was at risk. A further 24% of cases we again needed to refer elsewhere.

Ongoing Projects

The Tenant Advocates Network is continuing to advance well, we have met with Minister Phil Twyford regarding improvements to renting and have been able to engage directly and early in the legislative change process. MBIE have also sought our input into their activities such as the 'Renting Discovery event' and the insulation media campaign. We remain waiting for the submissions and consultations for RTA review to begin.

We are holding another Palmerston North Housing Forum this year, with Shamubeel Eaqub as the keynote speaker – to be held on the 20th of August. We also intend to hold another International Tenants' Day later this year.

Acknowledgements

Ministry of Social Development

Community Organisation Grants Scheme

**Palmerston North Community Services
Council**

Catholic Diocese of Palmerston North

Thomas McCarthy Trust

Palmerston North City Council

Massey University Students Association

Lottery Community Funding

Jack and Marjorie Ferrie Trust

Page Trust

**Thanks to our many valued supporters in
the wider community and to members of
the Governing Board of the Manawatu
Tenants Union for their leadership.**



STANDARD July 25TH 2017

Co-ordinator's Report

Presented by Kevin Reilly. Housing is clearly still a big issue.

There was an exceptional turnout for our Housing Forum. Thanks to the Diocesan Centre for all their support with this.

Seminars have been given at Manawatu Prison and at the Citizens' Advice Bureau. Both the blog and the Access Radio show, Flatting Today, are continuing regularly.

An exhibition was held at the library in support of International Tenants' Day, with an impressive turnout.

Despite reduced hours, the number of people seen has been comparable to last year, with lots of people housed, in conjunction with other local groups such as the Housing Advice Centre and Shepherd's Rest.

The value of services provided would cost the taxpayer significantly more, if provided by central government, than they are currently giving us – MTU is providing a lot of value.

Accepted as true and correct by John, seconded by Karen.

Treasurer's Report

Presented by Leigh Basile.

For last year's AGM the 2016 accounts were not ready, and in fact were only received 5 weeks ago – this year the accounts are on time, which is a big improvement.

Page 5-6 of the financial report detail the essentials – this is now what we are obliged to provide.

The funding received for consultancy has now gone – otherwise finances are much the same as last year.

One change is that the cost of auditing has increased fivefold to \$1500, which is a required expense.

Matters raised:

-The Housing Advice Centre advised us that in their experience, \$1500 is an exceptionally good price for auditing; considering the qualifications required, we are unlikely to be able to find cheaper.

-Question from the floor – there appear to be two auditing payments included in this year's financial reports; is this correct? Leigh confirmed that this is the case, as 2016's auditing was paid this year also, due to the delay.

Accepted as true and correct by Kevin, seconded by Lorna

Other business

Krys from the Housing Advice Centre passed on their thanks to MTU for all our support this year.

Kerry from MUSA also thanked MTU, and expressed her pleasure at the closer relationship the two organisations are now enjoying. She also updated that the Renters' Cookbook is coming along nicely and will be ready soon.

Daniel expressed his thanks to Kerry herself, particularly for her work on MTU's new logo/pamphlet, which has been well-received. He also thanked Jackie from Manawatu Community Housing Trust for her support throughout the year.

All members of the boards requested they be re-elected and were passed unanimously. The floor was opened for nominations and Karen Gibb expressed an interest in joining. She was immediately accepted and warmly welcomed onto the board. The MTU Committee Members are now as follows:

Joy Panoho – chair

Leigh Basile – treasurer

Julie Campbell – minute-taker (other secretarial duties currently undertaken by Daniel Ryland)

Ben Schmidt

Kerry Howe

Hannah Kuriger

John Holland

Lorna Tattersfield

Thomas Robertson

Marlene Taylor

Kathleen Stephens

Noorangi Paleosi

Karen Gibb

Meeting closed at 1235.

Manawatu Tenants Union Incorporated

For the year ended: 31 March 2018

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Manawatu Tenants Union Incorporated

For the year ended: 31 March 2018

The main sources of the entity's cash and resources:*

Catholic Social Services, Diocesan: \$2,500

Community Services Council: \$2,904

Internal Affairs, COGs: \$4,000

Ministry of Social Development: \$12,450

NZ Lottery Grants: \$8,000

PNCC, Fee for Service: \$10,000

TG McCarthy Trust, Public Trust Office: \$2,500

The main methods used by the entity to raise funds:*

Applications to philanthropic organisations and government funding.

The entity's reliance on volunteers and donated goods or services:*

MTU relies on volunteer time and expertise for its governance.

Additional information:*

Contact details:


Physical address:	77 King Street, Palmerston North, 4410
Postal address:	P.O. Box 2060, Palmerston North, 4410
Phone/fax:	06 3577435
Email:	info@mtu.org.nz
Website:	www.mtu.org.nz


Manawatu Tenants Union Incorporated

For the year ended: 31 March 2018

Statement of Receipts and Payments

	Notes	Actual* 2018 \$	Actual 2017 \$
Operating Receipts			
Fees, subscriptions and other receipts from members*	2	\$29,904.62	\$32,480.12
Receipts from providing goods or services*	2	\$12,450.00	\$12,450.00
Interest, dividends and other investment income receipts*	2	\$41.14	\$57.05
Other operating receipts	2	423.63	
Total Operating Receipts		\$42,819.39	\$44,987.12
Operating Payments			
Payments related to public fundraising*			
Volunteer and employee related payments*	3	\$22,984.15	\$22,813.42
Payments related to providing goods or services*	3		
Consultancy	3	\$11,541.62	\$5,900.69
Other Operating Payments	3	6,247.18	\$5,658.76
Total Operating Payments		\$40,772.95	\$34,372.87
Operating Surplus		\$2,046.44	\$10,614.30
Increase/(Decrease) in Bank Accounts and Cash*		\$2,046.44	\$10,614.30
Bank accounts and cash at the beginning of the financial		\$28,982.39	\$18,368.09
Bank Accounts and Cash at the End of the Financial Year*		\$31,028.83	\$28,982.39
Represented by: *			
Cheque account(s)		\$31,028.83	\$28,982.39
Total Bank Accounts and Cash at the End of the Financial		\$31,028.83	\$28,982.39


Treasurer


Chairperson



Manawatu Tenants Union Incorporated

For the year ended: 31 March 2018

Schedule of Other Information

	2018 \$	2017 \$
Grants or donations with conditions attached (where conditions not fully met at balance date)*		
Ministry of Social Development, 3months	\$3,113.00	
PNCC, Fee for Service, 3 months	\$2,500.00	



Manawatu Tenants Union Incorporated

For the year ended: 31 March 2018

Receipt Item	Analysis	2018 \$	2017 \$
Receipts from providing goods or services	Ministry of Social Development	12,450.00	12,450.00
	Total	12,450.00	12,450.00

Receipt Item	Analysis	2018 \$	2017 \$
Interest, dividends and other investment income receipts	Interest	\$41.14	\$57.05
	Total	\$41.14	57.05

Receipt Item	Analysis	2018 \$	2017 \$
Capital receipts			
	Total		

Note 3: Analysis of Payments

Payment Item	Analysis	2018 \$	2017 \$
Volunteer and employee related payments	Wages	\$19,573.75	\$20,297.83
	Wages, PAYE	\$3,410.40	\$2,515.59
	Total	\$22,984.15	\$22,813.42

Payment Item	Analysis	2018 \$	2017 \$
Payments related to providing goods or services	PNCC Community House Room Hire	\$12.00	
	Total	\$12.00	

Payment Item	Analysis	2018 \$	2017 \$
Consultancy	Consultancy	\$11,541.62	5,900.69
	Total	\$11,451.62	5,900.69

Manawatu Tenants Union Incorporated

For the year ended: 31 March 2018

Notes 4 - 7

Note 4: Correction of errors*

NIL

Note 5: Related party transactions*

There were no transactions involving related parties during the financial year. (Last Year - Nil)

Note 6: Events after the balance date*

Nature of the event*	Estimated amount*	How, if at all, the event is likely to affect the continuing viability of the entity*
	NIL	

Note 7: Additional notes

NIL

