21st May 2026

Welcome

Ashburton DISTRICT COUNCIL

Health & Safety

In case of an emergency

- Please follow any instructions given by Council staff.
- Calmly make your way to the emergency exit through the main doors at the front of the church – or on the right-hand side at the back of the room.
- Meeting point is outside in Baring Square – please wait there for further instructions.

What will we be talking about today?

- Why Council is looking at changes
- Introduce the proposed changes and the process for exploring these
- Discuss the timeframe and how you can provide feedback
- Introduce MSD as an avenue for possible financial support

About Council’s Elderly Housing

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DISTRICT COUNCIL

Our Housing

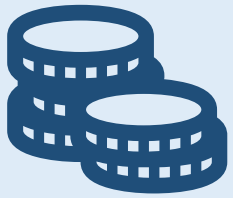
102 homes across Ashburton, Rakaia and Methven.

Most of our homes were built more than 45 years ago – the older they get the more maintenance they need.

We provide longer term – secure rentals compared to other landlords.

Intent of the review

To ensure Elderly Persons Housing is self-funding by 2027.
To do that we also need to:



Understand the true cost of providing affordable housing

Provide housing in a way that is affordable and fair

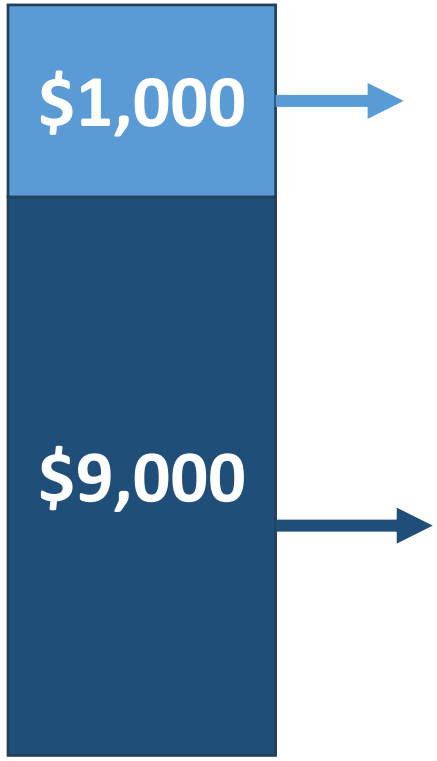
Make a future proofed plan to look after the homes

It costs around $10,000 per year to look after each home

That covers the basic costs of providing housing:

- ✓ Insurance
- ✓ Rates
- ✓ Maintenance
- ✓ People to manage the service
- ✓ Basic renovations

How is each home paid for currently?



Ratepayers in our community cover the rest of the cost – this will grow as costs continue to increase

You each pay rent which covers a lot of the costs each year

The Challenges

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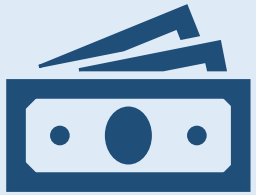
Key Challenges

Older homes need more repairs



It is costing more money to provide housing

Limited funding to help us do it

Why does Council need to consider increasing your rent?

- ✓ To ensure the costs are covered fairly
- ✓ To help pay the real costs of running your homes
- ✓ To look after your homes better
- ✓ To keep the service stable in the future

What we are considering

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What Would be Different?

Current Approach	Proposed Approach – 80% market rate
About 30% of your pension **Doesn't consider** other forms of assistance.	**About 30% of your total income** **Considers** pension and other forms of assistance.

Compared to your current Rent

From July 2026

Current rents will be:
Between $160 - $180 per week

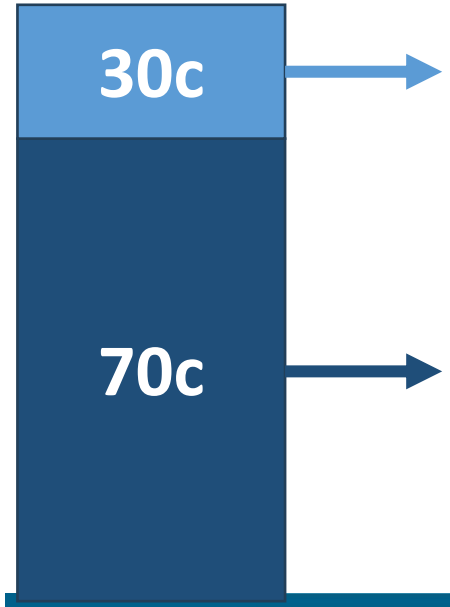
Proposed from July 2027

80% market rent could be:
Between $208 - $256 per week

Increase of $48 - $96 a week but may be a lot less with the accommodation supplement.

Accommodation Supplement – How could it help?

When rent goes above a certain level, the Government helps cover most of the increase. That means you do not pay the full increase yourself.



You'd pay a small amount of the increase

The Government would pay most of the increase

Eligible but isn't currently getting Accommodation Supplement

Hazel does not currently get the accommodation supplement but under the proposed rent increase, she would be better off – paying $13 less per week even though her rent has gone up by $50.

Hazel currently pays $175 per week

Her new rent will be $225 per week

That's a weekly increase of $50

Through the **accommodation supplement** – she gets $63 per week in extra support

That means Hazel only has to pay $162 from her pension

Currently gets the Accommodation Supplement

Maxwell currently receives the accommodation supplement, under the proposed rent increase, Maxwell will pay an extra $30 per week even though his rent has gone up by $100

Maxwell currently pays $175 per week but already gets $26 in accommodation supplement

His new rent will be $275 per week

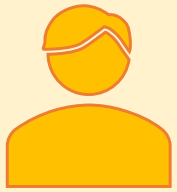
That's a weekly increase of $100 per week

His accommodation supplement is recalculated and increased to $96

That means Maxwell pays an extra $30 per week from his pension

Not eligible for the Accommodation Supplement

Because Cynthia has savings and assets above the threshold to qualify for the accommodation supplement – she will pay the full increase under the proposed approach. Cythia will pay an extra $60 per week.



Cynthia currently pays $175 per week and doesn't receive the accommodation supplement

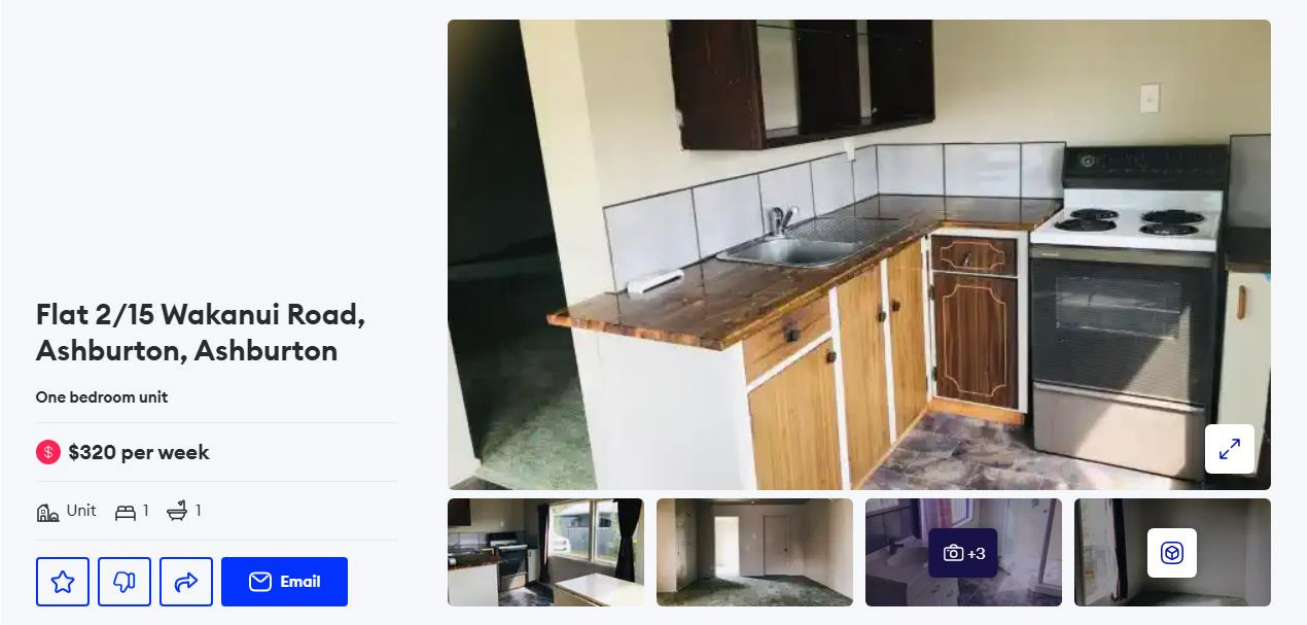
Her new rent will be $235 per week.

That's a weekly increase of $60 per week.

Because of her current level of savings and assets Cythia doesn't qualify for additional support.

That means Cynthia pays an extra $60 per week from his pension.

Rent will still be discounted by 20% under the proposed approach.



Market rent is what others in the community pay when they rent a house.

Your rent would be based on these prices but you would receive a discount – instead of $320 per week like this one.

Questions?

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MSD Presentation

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TE MANATŪ WHAKAHIATO ORA

Help with housing

Community presentation

Accommodation Supplement

A weekly payment which helps people with their rent, board or the cost of owning a home.

Who can get it

- Have accommodation costs and are aged 16+
- New Zealand citizen or permanent resident
- Normally live in New Zealand and intend to stay here
- You (and your partner) meet our income, money and assets criteria
- You’re not living in public (social) housing.

check.msd.govt.nz

Accommodation Supplement

Minimum accommodation costs

- You need to be paying a minimum amount of accommodation costs each week. This is called an Accommodation Supplement entry threshold.

NZ Super or Veteran's Pension - without dependent children

Your situation	Rent or board	Mortgage
Single, living alone	$139	$167
Single, sharing accommodation	$128	$154
Couple, both getting pension	$214	$256
Couple, 1 qualifies for pension, 1 is included as a non-qualified partner before 9 November 2020	$203	$244
Couple, 1 qualifies for pension, 1 is included as a non-qualified partner before 1 October 1991	$214	$256

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Accommodation Supplement

How much you can get

How much you get depends on:

- your income
- your assets
- your accommodation costs
- your family circumstances
- where you live.

Depending on your situation and where you live, the most you can get is:

Your situation	Live in Area 1	Live in Area 2	Live in Area 3	Live in Area 4
Single, 16+ years	$165	$105	$80	$70
Partner, no children	$235	$155	$105	$80
Partner, 1+ children	$305	$220	$160	$120
Sole parent, 1 child	$235	$155	$105	$80
Sole parent, 2+ children	$305	$220	$160	$120

Accommodation Supplement is not taxed.

Use our 'Check what you might get' tool to work out how much Accommodation Supplement you might be able to get.

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Other help you can get

Community Services Card

- Help with healthcare and public transport costs for families.
- Helps people on low incomes.
- Can be included on your SuperGold card.

SuperGold Card

- Recognises your contribution to society.
- Instant discounts on everyday things.
- Website and app: **www.supergold.govt.nz**

Winter Energy Payment

- Helps with winter extra costs from 1 May to 1 October.
- You can opt-out (and restart later).
- It won’t affect other payments.
- Tell us if you’re going overseas for four weeks or more.

Disability Allowance

Helps with regular costs because of a health condition or disability.

Can help with:

- medical related costs
- lawns/gardening
- transport
- and much more.

Temporary Additional Support

- Regular payment.
- Helps cover essential living costs.
- Don’t need to be getting any other payments from us.
- Reapply every three months.

Help with other costs

We may be able to help if you:

- have an urgent or unexpected cost, eg
  - dental treatment and dentures
  - eye tests and glasses
  - new fridge, freezer, washing machine
  - essential car or house repairs
- are moving into residential care
- are caring for someone else.

Talk to us about your situation.

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Staying in touch

Students call 0800 889 900
Seniors call 0800 552 002
General call 0800 559 009
7am to 6pm Mon to Fri
8am to 1pm Sat

www.workandincome.govt.nz

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Thank you for your time

Questions?

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Future Delivery – Other Options

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1. A Community Housing Provider owns and manages your homes instead of Council

2. Council stays involved but wouldn't be the ones who manage your homes day-to-day

Important things would stay the same

- ✓ You would stay in your home
- ✓ Homes would continue to be used for elderly housing
- ✓ Your rents would be based on the process being undertaken by Council

What is the difference between a Community Housing Provider (CHP) and Council?

	Council	CHP
Who the housing is for	Those aged over 65 who meet the criteria	Those aged over 65 who meet the criteria Those of any age of low income who require affordable housing
How rent is set	No standard measure but many are shifting to 80% market rate	80% market rate
Level of support	Basic tenancy support	More specialised housing support and links to services

Council’s assurances to you

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Our Assurances To You Throughout This Process

People come first

Nothing final has been decided

Your voice matters and we are listening

No immediate changes

Where To From Here?

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How Will We Keep You Informed Along The Way

You will always hear information from us first

We intend to keep communication simple, respectful and consistent

Your Feedback Is Important

By sharing how a rent increase and any available support would affect you , Council can make informed decisions. You can do this in two ways:

1. Engage with MSD through the drop in sessions
2. Provide feedback to Council during the feedback period

You can provide feedback anonymously if you'd prefer. We will also receive anonymised data from MSD.

Find out if you are eligible for help from MSD

- MSD drop in sessions
- 27 May
- 4 June

Opportunity to share your thoughts

- 25 June – 26 July

Council decides on the policy

- September 2026

Possible changes

- Nothing changes until 1 July 2027

Questions?

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Refreshment Break

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