



Briefing - Housing for the Elderly Policy Review

Rachel Lishman & Catherine Croot



Te Kaunihera - ā-Rohe o Ngāmotu
New Plymouth
District Council

Purpose of today's briefing



Bring Elected Members up to speed



Context - what the policy review is about



Outline process and timeframe



Key messages



Context – The Portfolio Today

145 units across 24 locations

Mix of one-bedroom units and bedsits

Homes are well maintained though ageing and not specifically designed for older tenants

Service provides secure tenure for older people on limited incomes

Current waiting list: 110 applicants

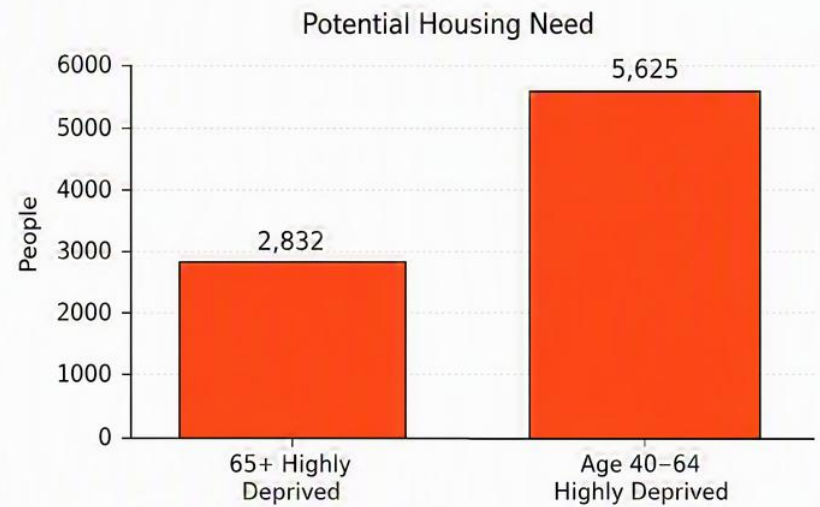
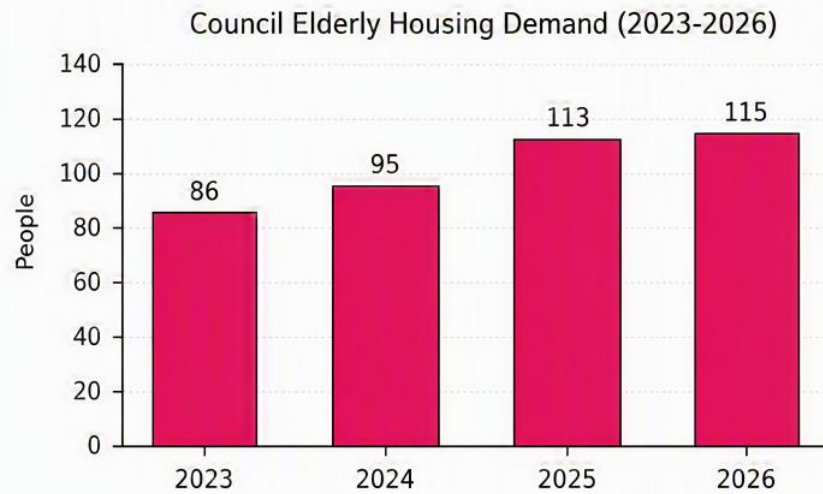
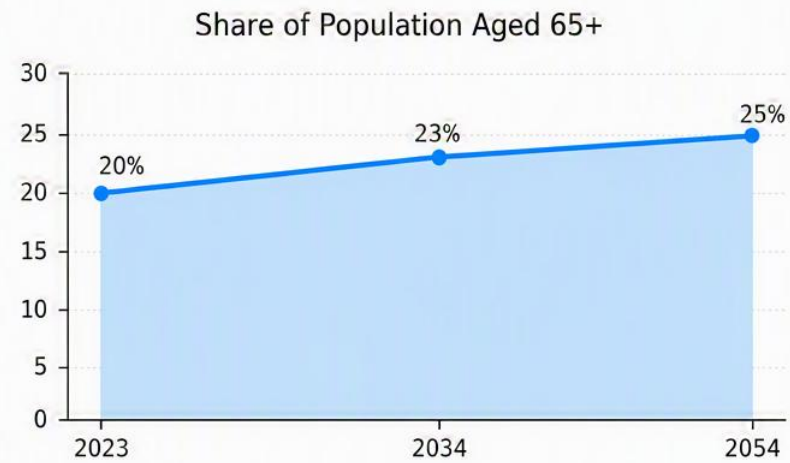
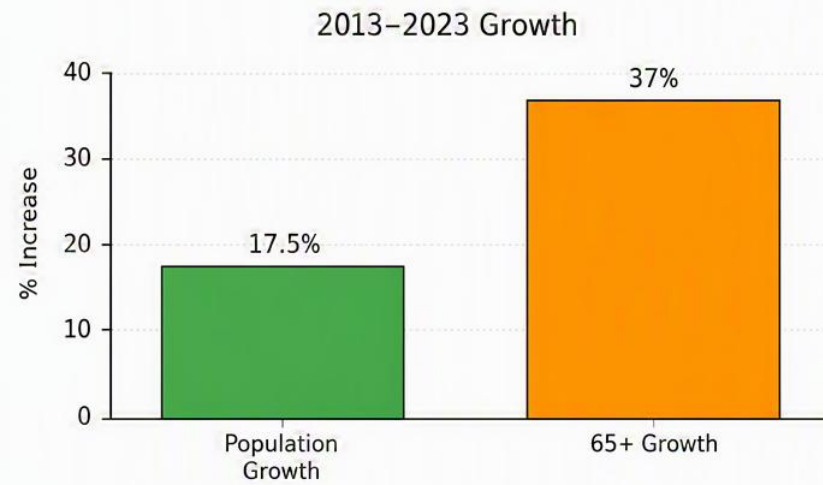
Finance - portfolio operates on a ring-fenced basis, generating a small revenue used for upgrades and maintenance

12 new units in Bell Block currently under construction





Growing Demand for Affordable Older People's Housing in New Plymouth



Note: The average wait is 21 months.



Challenges for NPDC Older People's Housing

Key issues identified in the Veros Elderly Housing Options Review

1 An Aging Portfolio

- Much of the housing stock is around 50 years old
- Generally in good condition
- Some parts require significant investment to meet modern standards



2 The Demand for Our Service is Growing

- Taranaki's aging population
- Housing affordability pressures are increasing
- More older residents require secure, affordable housing



3 An Affordability-First Model Restricts Other Outcomes

- The current rent model prioritises affordability
- Lower rental income reduces financial flexibility
- Limits ability to fund renewal and expansion



4 Repaying \$12 Million Allocated to Housing

- The LTP 2024–2034 allocates \$12 million to housing
- Funding can support additional homes and improved outcomes
- Investment is debt-funded and requires repayment



NPDC faces a dual challenge of maintaining an aging housing portfolio while responding to growing demand for affordable homes within constrained financial settings.



Recommendations from the Elderly Housing Options Review

Key opportunities identified through the Veros Elderly Housing Options Review



By strengthening partnerships, refining policy settings, and leveraging external funding opportunities, NPDC can expand affordable housing options and improve outcomes for older people across the region.

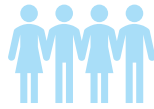


Focus of the Policy Review



Position

Overall intent: Position the service and portfolio for long-term sustainability and growth, independent of ratepayer contribution.



Prioritise

Prioritise support for vulnerable tenants, including hardship policy



Maintain and optimise

Maintain and optimise financially self-sustaining service

- Affordable rental housing for older people with limited incomes
- Access central government subsidies indirectly where possible



Ensure

Ensure transparency and consistency

Support ongoing compliance with the Residential Tenancies Act



Policy Review Next Steps

- Refine policy and rent-setting options
- Progress financial modelling, communications and implementation planning
- Keep tenants informed and obtain stakeholder input
- Engage with Age & Accessibility Working Party (2 September 2026)
- Present revised policy to Council for adoption (29 October 2026)



Key Messages



This work is focused on;

Strengthening mechanisms to support tenants

Maintaining and strengthening the service financially

Enabling potential future growth

Supporting tenants through any changes



**Tenants will be
communicated with as the
work continues**



**Security of tenure and
tenant wellbeing remain
priorities**



He pātai a koutou?

Any questions?

