

27 May 2016

A O'Sullivan
Fyi.org.nz

By email to: fyi-request-3909-2dad212@requests.fyi.org.nz

Dear Mr O'Sullivan

Official Information Request Response

Thank you for your information request submitted via the fyi.org.nz website, concerning the subject of Rental Warrants of Fitness. I have been asked to provide you with a response.

In your request, you asked:

Please provide a copy of minutes in which the decision was made, and any other correspondence relevant to the decision.

The Council has not, to date, made a formal decision to adopt a rental wof, but it has committed to investigating further.

The most recent report on this project was presented in May 2014. That report can be found through the Council website:

<http://wellington.govt.nz/~media/your-council/meetings/committees/transport-and-urban-development-committee/2014/05/20/report-5-report-back-on-the-wof-trial-and-recommended-next-steps.pdf>

and the minutes of the meeting, of which the resolutions can be found on pages 9 and 10:

<http://wellington.govt.nz/~media/your-council/meetings/committees/transport-and-urban-development-committee/2014/05/20/20-may-2014-minutes.pdf>

The Mayor was given a project update in October 2015 (please find this as attached).

On 11 February the Council's Environment Committee reaffirmed its commitment to developing a 'rental Wof' when discussing the Council's submission on the proposed Residential Tenancies Act Regulations. See pages 7 and 8 of the [meeting minutes](#).

I have also attached a copy of an internal memorandum prepared for the meeting between Wellington City Council Elected Members and staff, and representatives from Otago University and the Tindall Foundation.

In addition please advise:

1. Whether the Rental WoF is to be compulsory or voluntary.
The Council has not made a decision nor been presented with options at this stage.

2. The proposed start date.
No dates have been proposed.

3. What public consultation was, or is to be, conducted on this issue.

Formal public consultation will be considered as per the requirements of the Local Government Act 2002, and undertaken if needed or desired based on the nature of a proposed 'rental wof'.

4. What cost benefit analysis was, or is to be, done.

CBA will be part of the wider evaluation of a long-term programme to increase housing quality. A number of agencies are participating and if the Council identifies gaps that need to be address urgently or fall outside the scope of other agencies, it will commission research.

5. Does, or will, this CBA include the impact of increased rent on tenants and the impact on housing supply.

Yes

6. Does, or will, this CBA include realistic set up and maintenance costs of a new administration and compliance system, including but not limited to IT systems, new staff and training requirements, new procedures and documentation, education programme for landlords and tenants.

The CBA would be high-level, focused on the market costs and benefits to Wellington. This would include monitoring, compliance and administrative costs.

7. How will benefits be determined, measured and publicly reported on. If this work is to be conducted by a third party, will the terms of reference and proposed cost be publicly available.

CBA will be based on standards used by Treasury and MBIE. The Council follows standard guidelines in procuring consultant and research services. This often involves a Request for Proposals, which is sent to a range of parties.

8. Will the CBA be available for public comment.

The Council follows standard engagement and consultation procedures. The findings of a CBA will be made available to the public but there is no requirement for formal consultation on a CBA.

9. Is the checklist to be used available now in its final format. If so please provide a copy.

There is not yet a final check list.

Please contact me if you have any questions.

Yours sincerely



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