

Meeting of the Board Housing New Zealand Corporation 26 March 2009

Chief Executive's Report

Originator: Lesley McTurk, Chief Executive

Purpose

This report provides briefings on various Corporation issues, activities and updates not covered in agenda papers.

Recommendation

It is recommended the Board **note** this report.

1. Encouraging good neighbour behaviour

The Corporation has developed a policy around its expectations of encouraging good neighbour behaviour. The policy sets out in broad terms the Corporation's objective to support and encourage tenants to act as good neighbours who contribute positively to community life. It also outlines the Corporation's attitude and general approach to tenants displaying anti-social behaviour. In severe cases of anti-social behaviour the policy provides for the issuing of a 90-day notice to terminate the tenancy. This is in addition to the other remedies available such as use of the Tribunal, mediation and intensive tenancy management.

The policy is supported by a detailed set of procedures for staff to follow and includes as an option for dealing with severe anti-social behaviour the ability for the Corporation to consider issuing 90 day notices pursuant to s.51 (1) (d) of the Residential Tenancies Act 1986 where it believes it is reasonable to do so. The policy will also include the ability for the Corporation to consider the use of fixed term tenancies for those tenants that are terminated from a previous tenancy due to anti-social behaviour. The Policy will also set out guidance on what steps should be taken to provide support for tenants whose tenancies are terminated, including wrap around services from other agencies.

Alongside this, work is underway to seek approval from Cabinet to allow the Corporation to implement a stand-down period which, if agreed, will allow the Corporation the flexibility to determine the period that a tenant will be ineligible for another Housing New Zealand Corporation home.

The Corporation will progressively educate all tenancy managers about this policy from 1 April 2009.

Out of scope

Released under the Official Information Act 1982

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