

# Wellington City Council Housing Upgrade Project

# Upgrade work common to all sites

- Making homes warmer & healthier (insulation/ventilation)
- Refurbished kitchens and bathrooms
- Internal and external painting
- Improving security and safety systems
- Extensive landscaping improvements
- Earthquake strengthening (where required)



# Work Programme 2009 - 2011

# Work Programme (2009 – 2011)

## Te Ara Hou, Newtown



- 67 Units in 6 Blocks
- Construction begins late July
- Upgrade completed May 2010
- 3 Phases – 2 Blocks at a time
- Construction 16 weeks per Block
- No unit reconfigurations
- Improved outdoor spaces
- Playground upgrade
- Better waste management systems

# Work Programme (2009 – 2011)

## Hanson Court, Newtown



- 109 Units in 5 buildings
- Construction scheduled – Feb 2010
- Phasing – yet to be confirmed
- Indicative construction period – 18mths
- No unit reconfigurations
- New Community Space

# Work Programme (2009 – 2011)

## Central Park, CBD/Brooklyn



- Currently 213 Units
- Construction scheduled July 2010
- 4 Phases
- Unit reconfigurations (Brooklyn Rd)
  - 18 x Bedsits
  - 15 x 1 Bedroom Units
  - 16 x 2 Bedroom Units
  - 4 x 3 Bedroom Units
- New precinct-wide Community Space
- Precinct approach to landscaping

# Work Programme (2009 – 2011)

## Regent Park, Newtown



- A 'new build' project
- Currently 39 Units housing single people
- To be replaced with 29 Family Units
  - 19 x 2 Bedroom Apartments
  - 5 x 3 Bedroom Townhouses
  - 5 x 4 Bedroom Houses
- Construction scheduled – November 2010
- Indicative build period – 14 months
- Completed in time for 2012 school year

# Work Programme (2009 – 2011)



## Kotuku, Kilbirnie



- Currently 104 Bedsit Units in 4 Blocks
- Construction scheduled – July 2011
- Indicative build period – 18 months
- 2 Blocks to be reconfigured
  - 6 x 2 Bedrooms
  - 12 x 3 Bedrooms
- 56 x Bedsits remain
- Small community space to be developed
- Accessible Units  
(2 x Bedsits & 2 x 3 Bedrooms)



# Work Programme (2009 – 2011)

## Newtown Park



- Currently 278 Units in 6 Blocks
- 1 Block to be demolished
- Unit reconfigurations to decrease Bedsit numbers & increase 1, 2 & 3 Bedroom Units
- Construction scheduled – October 2011
- Phasing – yet to be confirmed
- Indicative build period – 34 months
- Solar heating to low-rise Blocks
- Heat recovery to high-rise Blocks
- Reconfigured and enhanced community spaces

# Sites currently undergoing design

## Marshall Court, Miramar



- Currently 46 Bedsit Units
- To be reconfigured into 21 Units:
  - 4 x 3 Bedroom Units
  - 17 x 2 Bedroom Units
- Small community space to be developed
- Construction currently scheduled for Feb 2014 but may be brought forward to July 2012

## Other Programmes

RINTOUL STREET VILLAS (Berhampore):

EECA initiatives – Pink Bats, hot water cylinder wraps, pipe lagging,  
draft stopping to all external doors

Improvements to site safety and Community Room scheduled in 2010

BERKELEY DALLARD FLATS (Nairn St/Brooklyn Rd)

Design work currently underway

STAND-ALONE HOUSES

Upgrades have commenced on 8 houses

Survey work continues on the rest of the portfolio



# Tenant Engagement & Welfare

**Absolutely**

**POSITIVELY**

ME HEKE KI PŌNEKE  
WELLINGTON CITY COUNCIL

**Wellington**

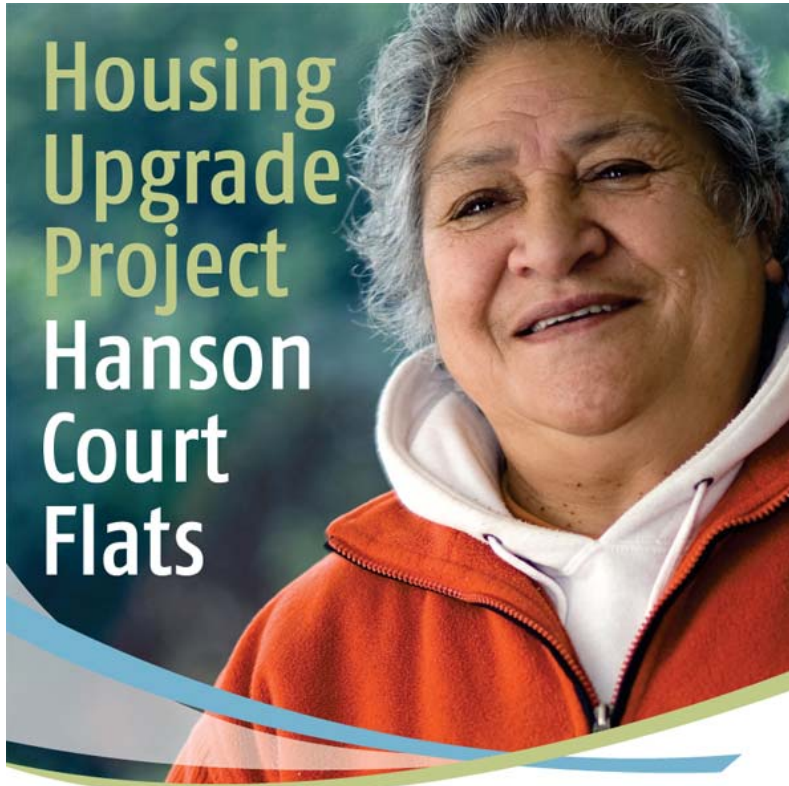
It's not just the buildings we're changing

## **Community Action Programme**

Having pride in where you live is just as important as the buildings you live in



# Information Meetings

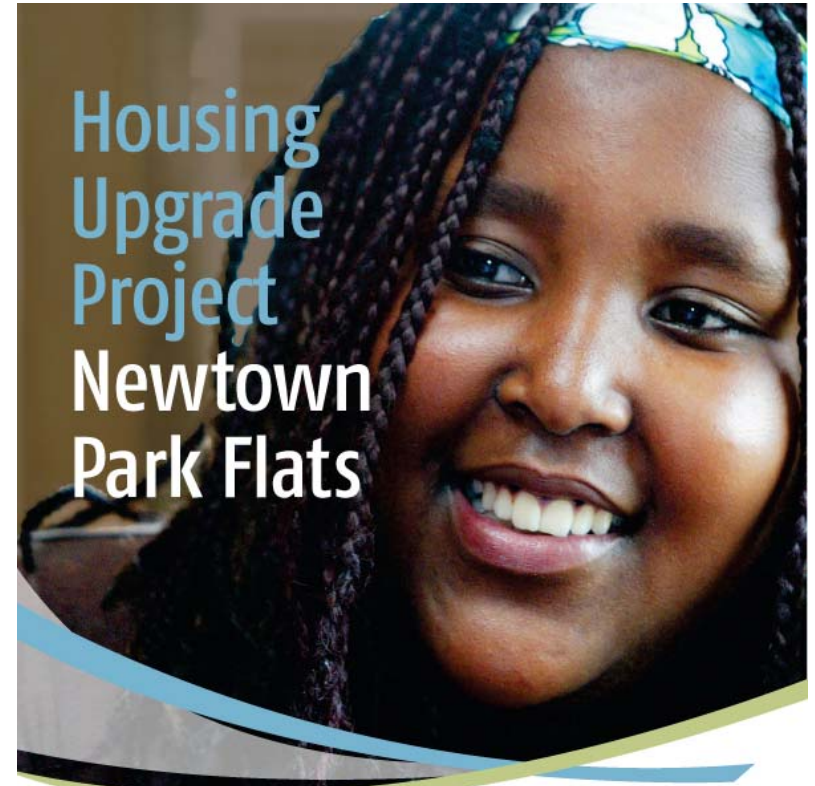


*Come along and find out what's planned for Hanson Court Flats*

St Anne's Parish Hall, off Emmett Street

- Wednesday 27 August at 7pm  
Transport is from Hanson Court Flats (main car park) at 6.35pm
- Friday 29 August at 2pm  
Transport is from Hanson Court Flats (main car park) at 1.45pm

For more information, please phone 499 4444



*Come along and find out what's planned for Newtown Park Flats*

Newtown Park Community Room, Newtown Park Flats

- Tuesday 2 September at 2pm
- Tuesday 2 September at 7pm
- Thursday 4 September at 2pm

For more information, please phone 499 4444

# Pre Upgrade Evaluation

- On site walk and talk surveys
- Building users
- Small peer groups
- Compiled into recommendation report



# 'Activate' Tenant Design Workshops

- 3 Activate sessions per complex
- Contribution to the design process
- Attendance and feedback positive





# Other Engagement Activities

- Informal BBQ's and family days
- Soup / Coffee meets
- Monthly W. H.A.T. meetings
- Regular site specific newsletters
- Community Action activities
- Display units
- Housing Plus

# Tenant Liaison Coordinators (TLC's)

Dedicated to tenant welfare

Needs assessments

Identifying & agreeing  
transitional homes for  
tenants

Identifying high risk tenants

Coordinating tenant  
relocations



# In Summary

- Project is on schedule and within budget
- Design work for 9 complexes on track
- Upgrade of Stand-Alone Houses has commenced
- Community Action Programme underway
- Enhanced Tenancy Management practices initiated
- Tenant relocation strategies and processes developed



# Questions?

**Absolutely**

**POSITIVELY**

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