



Submission of the Marlborough Sustainable Housing Trust to the Marlborough District Council Long Term Plan

29 April 2018

The Marlborough Sustainable Housing Trust is a charitable trust and registered Community Housing Provider, which provides rental housing and operates a shared ownership programme.

Over the past year the Trust has participated in the housing group supported by the Council. This forum enables organisations and individuals interested in and advocating for housing needs in the district to share information and identify areas for working together. The Trust considers that the full continuum of Marlborough's housing needs, including market housing, social housing, affordable housing and emergency housing, should be represented in the group.

Why the housing group is important

More and more Marlborough residents are facing housing pressures and unaffordable housing. The Ministry of Social Development recognises that there is significant unmet housing supply in the district.

Key district characteristics that impact on housing demand, both now and into the future are:

- The ageing population is a major driver of Marlborough's housing demand, yet this age group is poorly served in the local housing market, with insufficient numbers of one and two-bedroom dwellings, and a lack of rental housing suitable for older people.
- Social renter households and private renter households have lower incomes than the national average.
- Renting has steadily increased since 2001 in all age groups, including those aged 65 and older.
- Over the last 16 years Marlborough's house prices and rents have increased at a faster rate than household incomes. The Ministry of Business Innovation and Employment's housing affordability data show that 67.9% of Marlborough renters live in housing that they cannot afford, and 79.7% of potential first home buyers cannot afford to buy.

The housing group provides the platform for the Council and local organisations to work together to improve housing provision. This group can add value to the efforts of local organisations currently providing housing services, avoiding duplication of roles and competition for scarce resources.

Decision requested

That the Council supports the housing group to meet regularly through 2018-2028 to plan for and support the provision of housing in the district that meets the full range of housing needs of the community.

Bev James, Chair, Marlborough Sustainable Housing Trust