

**Date:** Thursday 18 March 2021  
**Time:** 6.06pm  
**Meeting Room:** Manurewa Local Board Office  
**Venue:** 7 Hill Road  
Manurewa  
and via video conference (Skype for Business)

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## Manurewa Local Board

# OPEN MINUTE ITEM ATTACHMENTS

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### A new Abbeyfield house for Wiri.

The decision to build an Abbeyfield house at Wiri is in response to demand for secure, purpose built rental housing for older people.

Demand is particularly strong in both Manukau and Auckland where there is a shortage of age friendly, affordable rental housing options for seniors.

The largest number of older tenants at risk of housing related poverty are located in the Auckland region. Around 16,000 ( A. Johnson).

Presently there is only one Abbeyfield house in the Auckland Council area, located in Sandringham.

### Current proposal – To construct an Abbeyfield house at 17 Tuhono Street, Wiri.

A 764m<sup>2</sup> site has been purchased in the new Puhinui Park development just south of the Manukau shopping centre. This development is part of the wider Koutuitui site in Wiri.

The main developer is the Housing Foundation in partnership with Te Tumu Kainga (Maori Trustee) and CORT community housing. The local mana whenua Te Akitai Waihoua is developing adjoining land included in the overall master plan.

Abbeyfield has resource consent approval to build a two level 12 resident bedroom house and is currently preparing building consent plans. Building consent is expected in July this year. Construction will start once funding has been secured.

The total project cost is expected to be around \$3.4-3.6m. Around \$2.4m needs to be secured through grants and/or mortgages.

This proposal to build a new Abbeyfield house in Wiri has come about through the Housing Foundation offering us a site in their integrated housing project and the Stevenson Trust providing a grant to purchase the land.

### House details

Up to 12 residents will share the house with each resident having their own room and en-suite.

Resident studios will average around 26m<sup>2</sup> plus a balcony of around 6m<sup>2</sup> for the 8 second level rooms.

Shared areas and facilities include dining, lounge, laundry, outside patio areas and gardens. There will be parking spaces for 6 cars.

A housekeeper/cook will be employed to provide two cooked meals a day and self-serve breakfast, keep communal areas clean and tidy and provide general support for residents and help maintain harmony.

Residents are selected by local committee members ( all voluntary) with input from residents and Housekeeper according to applicants' financial and housing need, and capability for self-care.

### Fact sheet about Abbeyfield.

**Origins** Abbeyfield has its origins in the UK where its founder Richard Carr-Gomm, established the first house in South London in 1956 in recognition of the many older people who were living alone and feeling isolated in their own communities. He wanted to provide them with a safe, secure home where they could find friendship and support.

Abbeyfield houses are found throughout the UK and in 8 other territories over 5 continents.

Abbeyfield NZ was formed in 1992, in Nelson, and operates autonomously as part of an international network.

Abbeyfield is a not for profit organisation, based in local communities with support from a small national organisation. It has successfully built 14 houses around NZ in the last 26 years.

### A unique housing option for older people

#### Abbeyfield provides houses for older people who:

- \* Need affordable, secure and age-friendly rental accommodation
- \* Are facing retirement, or have experienced an event, and have limited financial resources
- \* Want to remain independent but still welcome the benefits of nutritious home cooked meals and no maintenance responsibilities
- \* Want to stay in their local community or move closer to family and/or friends
- \* Are lonely / socially isolated or would welcome companionship

#### The Abbeyfield model offers:

- \* A housekeeper who cooks two main meals a day and helps maintain harmony
- \* Affordable rent and no capital contribution or hidden costs
- \* Privacy and comfort of a studio with en-suite and shared spaces
- \* Companionable living for 12-14 residents in purpose built housing
- \* Good locations with easy access to transport and other facilities
- \* Involvement in decision making affecting daily life in the house
- \* House wifi
- \* Well-being – research shows that Abbeyfield houses deliver improved health and well-being to residents, delay rest home admission and contribute to the provision of new housing. In a post-Covid 19 lockdown - survey, 95% of residents said they felt safe in their home during this difficult time.

**Management.** The new house at Wiri will be owned by Abbeyfield Properties Limited (APL)

And managed by a local society via a deed of Management.