

Reference Number: 2026/1359

22 March 2026

[REDACTED]
[REDACTED]
[REDACTED]

Tēnā Koe I Dear [REDACTED]

Thank you for your email dated 25 February 2026 requesting information relating to pensioner and community housing under the Local Government Official Information and Meetings Act 1987 (LGOIMA). Please see below a response to each part of your request.

As part of this request as discussed please also see attached the public excluded minutes from Council Meeting 23 May 2017, noting that the Council report is still under review and when ready will be proactively released to the public.

Please confirm the date that Willis Bond (Compassion Housing) is able to on-sell the housing portfolio, should they wish to sell?

For clarification, Horowhenua District Council transferred ownership to Compassion Horowhenua Limited which is owned by The Mother Aubert Home of Compassion Trust Board and Willis Bond and Company Limited.

There is no specific restriction on the sale of the properties. However, while the properties remain subject to social housing use requirements and Housing Innovation Fund loan obligations, together with associated security arrangements, these factors would materially influence any ability to transfer ownership during that period.

Were there conditions in the sale and purchase agreement with Willis Bond Compassion Housing that would require a future purchaser to provide the same wrap-around services?

The sale arrangements did not include a specific requirement that any future purchaser must provide the same wrap-around services.

However, the agreement included a range of conditions and protections to ensure the continued provision of social and affordable housing, including requirements relating to tenant eligibility, security of tenure, and service levels. These provisions were intended to maintain an appropriate standard of housing and support for tenants, rather than prescribe a specific service delivery model.

Do Willis Bond/Compassion Housing still hold 115 units?

This question was addressed in the Council's previous LGOIMA response dated 25 February 2026.

The \$5Million Housing New Zealand Suspensory Loan conditions

Were there provisions for Housing New Zealand Suspensory Loan forgiveness over time? If so, how much and when?

This question was addressed in the Council's previous LGOIMA response dated 25 February 2026.

Was the loan, or any portion of it, utilised by Horowhenua District Council prior to the sale? If so, what was it used for?

This question was addressed in the Council's previous LGOIMA response dated 25 February 2026.

Was any portion of the \$5 million Housing New Zealand suspensory loan available to Willis Bond Compassion Housing to use?

No, these loans could not be freely drawn down or repurposed. The loans were already used by HDC to support the investment in the Cambridge Street Flats and were transferred to the new owner as a condition of the sale.

Was Horowhenua District Council required to underwrite the Housing New Zealand suspensory loan(s) to Willis Bond?

A response was provided to this question in the previous LGOIMA – response dated 25 February 2026.

Rate Subsidy

Please confirm Willis Bond Compassion Housing received through the sale and purchase agreement, a rates discount of 50% for thirteen (13) years and thereafter, a 25% rate discount in perpetuity? Will the 25% rate discount transfer to any future owners?

The Owner receives rates remission in accordance with Council's rates remission policy for community organisations, being 50% from settlement until 16 March 2029, and 25% thereafter while the properties continue to be used for social or affordable housing.

This remission is not an automatic or perpetual entitlement attached to the land. It is subject to Council's rates remission policy in place from time to time and the qualifying use of the properties. Accordingly, any future owner would need to meet the relevant policy criteria at the time to be eligible for any rates remission.

Additional Partnership and Property Questions

Did Willis Bond Compassion Housing acquire any other assets or was there any agreed future undertakings as part of the August 2017 deal with Horowhenua District Council for \$5.25m?

The transaction related to the transfer of the pensioner housing portfolio, including the land, buildings, and associated chattels. No other assets were transferred as part of the agreement.

In addition, there were a number of agreed obligations associated with the transfer, including commitments to continue providing social and affordable housing, maintain existing tenancies and tenant protections, and meet the requirements of the Housing Innovation Fund loans. There were no additional asset transfers or unrelated future undertakings beyond those directly connected to the ongoing ownership and operation of the housing portfolio.

What deals are Horowhenua District Council currently working towards with Willis Bond Compassion Housing regarding any green spaces listed for disposal?

None.

Is Horowhenua District Council providing any loans or underwriting loans on behalf of Willis Bond Compassion Housing?

Horowhenua District Council is not providing any direct loans to Willis Bond Compassion Housing.

As part of the housing transfer arrangements, Council provided a limited loan repayment guarantee to Housing New Zealand (now Kāinga Ora) in relation to the Housing Innovation Fund loans associated with the properties. This guarantee is conditional and would only be called upon in the event of a serious breach of the loan conditions. It does not represent a direct loan or ongoing underwriting of borrowing by the Owner.

You are entitled to seek an investigation and review by the Office of the Ombudsman. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Horowhenua District Council publishes responses to Local Government Official Information and Meetings Act 1987 (LGOIMA) requests that we consider to be of wider public interest, or which relate to a subject that has been widely requested. To protect your privacy, we will not generally publish personal information about you, or information that identifies you. We will publish the LGOIMA response along with a summary of the request on our website. Requests and responses may be paraphrased.

If you would like to discuss this decision or any of the information provided as part of this request, please contact Brent Harvey (Group Manager Community Experience and Services) on brenth@horowhenua.govt.nz, or LGOIMAOfficer@horowhenua.govt.nz.

Ngā mihi I Best regards



Monique Davidson
Chief Executive