

# House our most vulnerable



**Help provide warm,  
affordable and secure  
housing for at-risk young  
whānau in Christchurch**

---

The Pavitt Street Social  
Housing Project



# Background

---

Large numbers of young people are experiencing homelessness and housing insecurity. In 2020, the Ministry of Social Development recorded a 68 per cent increase in clients aged 16–24 needing emergency housing special needs grants. Young people make up the highest proportion of overall homelessness statistics with more than half younger than 25 years of age.

There is a lack of warm, affordable and secure housing for young people in Aotearoa, and this creates a significant barrier to pursuing vocational, educational and training opportunities. 2018 data from the Canterbury Wellbeing Index showed that 12% of young people aged 15–24 years old in the Greater Christchurch area were not in employment, education, or training.

In many cases, young people experiencing homelessness in Christchurch are also caring for young children. Mothers are forced to sleep on someone's couch with their infant while others bounce from place to place in between stints in emergency accommodation. Having a safe and secure home environment is essential for young parents and their tamariki.

## **The housing situation for young people is acute in Christchurch.**

The Society of Saint Vincent De Paul Christchurch (SSVDPC), and its collaborative partner St John of God Hauora Trust (SJG), have seen first-hand how difficult it is for young families to access the housing they need.

Young parents on low incomes struggle to find suitable housing and often require significant advocacy to access support through the government or secure a tenancy from a private landlord. Some are too young to be placed in a motel or sign a tenancy agreement.

Affordable housing is needed for these young parents to succeed in parenting, parent-child attachment, and pursue employment, training, and educational opportunities. Other community organisations including the Pregnancy Centre Christchurch and Tenancy Protection Association Christchurch have also identified just how difficult it is for

young parents to access the housing they require.

There  
is a  
lack of  
warm,  
affordable  
and  
secure  
housing in  
Aotearoa.



# The Pavitt Street Social Housing Project

To address this urgent need, the Society of Saint Vincent De Paul Christchurch is embarking on an innovative housing project that will enable up to seven young families at one time to access warm, affordable, and secure housing.

The Pavitt Street Social Housing Project involves building seven new housing units in the east Christchurch suburb of Richmond for young families who are homeless or at risk of being homeless. Each family will also have access to the wrap-around and advocacy support services they need. The combination of housing and specialist support will enable families to transition from housing insecurity/homelessness to housing stability. These units will provide a safe and secure home environment for parents to succeed in parenting and parent-child attachment, as well as pursue educational and vocational opportunities. Parents will predominately be aged between 17-24 years old with weekly rent being determined on a family-by-family basis, taking into consideration factors such as income and number of people in the household.



Modern,  
warm & dry  
housing for  
7 young  
families  
who are  
homeless  
or at risk  
of being  
homeless.

This modern, warm, and dry housing, consisting of six 2-bedroom units and one 3-bedroom unit, will be available to rent on a short to medium term basis, anywhere from 3 months to 2 or more years. When a young family feels confident enough, they will transition to private housing. Families will be referred by SJG who will deliver wrap-around support in their newly built homes in Pavitt Street, an existing building behind the site or its Waipuna centre in Avonside, Christchurch. Having many of the services in or close to the housing project will reduce the transport barriers faced by these families in accessing support.

It is intended that the wrap-around support will be provided via the HOPE programme (Housing Opportunities for Parental Enhancement) which has been run by St John of God Waipuna since 2015. The HOPE programme supports young parents achieve their hopes and goals for their family. This support includes, but is not limited to, physical & mental health services, assistance to develop basic life skills, parenting education and training, pathway planning, support to access employment opportunities and assistance to transition to private housing.

**Each family will have their own unique needs and the support provided will be tailored accordingly, helping these parents achieve their aspirations and provide much needed stability for their children.**

In 2020 SSVDPCC established the Ozanam Trust to ring fence funds internally for this important project and pull together the required expertise and experience needed to make the project a reality.

Young parents supported to achieve their hopes & goals.

## Project Timeline

Architectural drawings confirmed July 2018

October 2018 Resource consent granted

Ozanam Trust established August 2020

October 2020 Quantity survey estimate completed

Building consent granted March 2021

August 2021 Site preparation commenced

Building completed in 2022

**First families move in late 2022**

# Project Visuals

---



Site Plan



These visuals are concept images of the Pavitt Street Social Housing Project and are kindly supplied by Three Sixty Architecture.

# What will be achieved

---

It is crucial that young Christchurch families have greater access to the warm, affordable, and secure housing they need.

**With your support, The Pavitt Street Social Housing Project will make a tangible difference by meeting the basic needs of shelter and security for young parents and their children that have no other place to go.**

While increasing the availability of housing for young families experiencing homelessness or housing insecurity is the primary focus of this project, there are several other important outcomes that will be achieved. This includes ensuring the young families are supported in their transition from homelessness to private housing. Accessing and sustaining safe, stable, adequate, and affordable rental housing remains a major challenge for Christchurch's most vulnerable and marginalised young parents and significant advocacy is still needed. St John of God Waipuna will also help parents to develop the basic life skills needed for when they feel comfortable to move on.

Through the provision of the HOPE programme, the overall wellbeing of the parents and their children will be improved. Strong independent living skills, improved parenting skills, greater sense of safety and belonging and improved health are key outcomes that will be achieved. Having the opportunity to commence employment, training, or education will also improve the wellbeing of the parents.



**Providing an opportunity for families who have felt forgotten in the housing crisis to design & deliver this project is another key outcome.**



Young parents on the Hope Programme have given a clear picture of what a warm, affordable and secure house looks and feels like to them. Parents have stated they want a warm house, with certain features, especially curtains. The houses in this project will be fully insulated, double-glazed, and provided with a heat pump. Parents expressed the need for a backyard for children to play in, a fenced section and a separate room for a baby. The houses each have a modest, fenced yard on their section (with access to a communal outdoor area) and have at least two bedrooms, allowing the parent(s) to sleep in one bedroom and their tamariki in the other. Security systems in each of the houses add an additional level of safety to the families.



Future delivery of the project will be informed by the young families in several ways. Parents can report repairs and maintenance required for their house or communal parts of the housing community as well as to suggest ideas that will enhance the overall space. Parents will also have the opportunity to participate in the delivery and design of the HOPE programme by way of regular meetings, deciding goals and milestones within their case plans, how achievement should be recognised and designing the programme's evaluation.

# The Society of Saint Vincent De Paul Christchurch is well positioned to deliver this important project

---

SSVDPC are in an excellent position to complete this project by way of experienced governance, robust fundraising strategy, advanced planning, and a strong collaborative partnership with SJG. The project committee includes two board members - Mike Daly (Committee Chair and SSVDPC President) and Mike Moore (Committee Secretary and SSVDPC Board Member). They are joined by John Ruane (Committee Treasurer), Tony Sewell (Committee Member and Catholic Diocese of Christchurch Property Manager) and Sarah Williams (Committee Member and SJG CEO).

The SSVDPC Board has considerable experience with commercial construction in Christchurch. Two recent examples include the rebuild of its shop and offices at 265 Stanmore Rd, Richmond and the construction of its new store on Langdons Road, Papanui.

Tony Sewell has extensive experience in the property and construction sector in a career spanning over four decades. Tony has worked for some of New Zealand's major players in the sector including Fletcher, Downer, Landcorp Property and was the chief executive at Ngai Tahu Property for 21 years. Tony is also principal advisor to the Catholic Diocese of Christchurch, leading its post-earthquake rebuild programme.

55% of the funds needed to complete the project are already confirmed and a fundraising strategy focusing on grant funders, individual donors and corporate sponsors is in place.

The project is at the advanced planning stage. The Christchurch City Council has granted building consent, an independent estimate of the project cost has been completed by Rider, Levett & Bucknall and the committee has contracted Three Sixty Architecture to provide administration & observation services.

The committee has compiled a high-level estimation of annual expenditure including insurance, council rates, property management fees, repairs and maintenance, contingency costs, and provision for new costs. The estimation covers the first three years of the houses being tenanted and includes provision for annual increases to the likes of insurance, council rates and repairs. Rental income from the housing will be used to manage and meet these costs.

The Society of Saint Vincent De Paul Christchurch has a strong collaborative partnership with St John of God Hauora Trust and with its CEO, Sarah Williams, who is also a committee member.

# Project Budget

---

## Income:

Maurice Carter Charitable Trust (confirmed) \$110,000  
Hoatu Fund (Catholic Diocese of Christchurch - confirmed) \$500,000  
Eliza White (confirmed) \$101,000  
Welsh Estate (confirmed) \$387,000  
Dublin Street Charitable Trust (confirmed) \$10,000  
Business Giving (confirmed) \$10,000  
Individual Donations (confirmed) \$104,000  
Funds to be raised \$1,003,000  
Total = \$2,225,000

## Expenditure:

Construction and Landscaping \$1,770,000  
Construction Contingency \$90,000  
Consultant Fees \$160,000  
Building Consent Fees \$25,000  
Furniture, Fittings & Equipment \$180,000  
Total = \$2,225,000



## Support for this Project

---

I am very supportive of any local project which sets out to provide housing to people and whānau in need – The Pavitt Street Social Housing Project will do exactly that, by providing our at-risk local whānau with warm, affordable, and secure housing. I am also particularly keen to see dedicated housing solutions for young people.

I look forward to seeing this project and its associated opportunities come to fruition as it will provide improved social, health and educational outcomes for young parents and their tamariki.

Kind regards,

A handwritten signature in blue ink, which appears to read "M. Woods".

**Megan Woods**  
**Member of Parliament for Wigram**

This project will provide those young Christchurch whānau at risk of homelessness with warm, affordable, and secure housing. In addition, it shall also provide wrap-around support services that will include training, education, and employment opportunities utilising a strong collaborative approach. SSVDP is responsible for the housing construction programme, with St John of God Waipuna (SJG) responsible for providing the support required by whānau through its HOPE programme. Both SSVDP and SJG are fully committed and confident they are in a good position to deliver the project.

We look forward to the completed build and the opportunities that this valuable community undertaking can provide through improved social, health and educational outcomes for young parents and their children.

Yours sincerely



**+ Paul Martin SM**

**Coadjutor Archbishop of Wellington**

**Apostolic Administrator of the Diocese of Christchurch**

---

St John of God Waipuna fully supports the Pavitt Street Social Housing Project being undertaken by the Society of St Vincent De Paul Christchurch.

Our staff, and those from other community organisations in Christchurch, have seen how hard it is for young parents to find suitable and affordable rental housing. Additional rental housing is very much needed for young parents in the HOPE programme to give the best opportunity for enhancing parenting, parent-child attachment and other therapeutic supports. Every young parent and their children deserve a safe and secure home environment as this gives hope and stability in the early years of children's lives.

St John of God Waipuna is pleased to provide wrap-around support services to the families housed by the project, including training, education, and employment opportunities utilising a strong collaborative approach. We look forward to the completion of this important housing project that will provide affordable, secure and much needed housing in Christchurch.

Kindest regards,



**Sarah Williams**

**Chief Executive Officer**

**St John of God Hauroa Trust**

---

# Your support will provide a home for young families in need

---

The Pavitt Street Social Housing Project is an opportunity to make a difference in the lives of young families that have no place to call home.

**Your generous contribution will enable this much needed housing community to be built and provide warm, affordable and secure housing for at-risk Christchurch families for years to come.**

It will also help young parents to pursue employment, training, and education opportunities so they can build a better future for themselves and their children.

We ask you to please consider a gift towards this important and urgent project. Your support will provide a home to some of the most vulnerable in our community.

To discuss in more detail please contact:

Mike Daly - [Mike@svdpchch.co.nz](mailto:Mike@svdpchch.co.nz) 0064 29 942 2777 or

Mike Moore - [MikeM@svdpchch.co.nz](mailto:MikeM@svdpchch.co.nz) 0064 27 751 7013

Thank you for your consideration.



Mike Daly  
SSVDPC President

