



Christchurch Housing Forum Notes

24th October 2018

Facilitator: Lisa Coulter

Dennis Bloomfield: Locally based MBIE Update

- ∂ Update of Govt – New Ministry HUD Housing and Urban Development
- ∂ Started on 1/10/2018 – will be revisited in 2020
- ∂ Policy functions – 3 agencies
 - Housing Policy MBIE
 - MSD
 - Treasury
 - Kiwibuild Function
 - Community Housing Regulatory Authority
 - Decision in principal to be included are on hold
 - Housing and Tenancy Branch MBIE
 - Tenancy Services
 - Mediation
 - Compliance and Investigation
 - Tenancy On Processing
- ∂ Legislative changes
 - RTAA #2 Bill
 - 2nd reading to address 3 issues
 - Premises unlawful under act/ Remedies in unlawful tenancies
 - Tenant liability for careless damage
 - Meth and contaminates
 - Awaiting 2nd reading is the Prohibition of Letting Fees 12/12/18 comes into force
 - Healthy Homes Guarantees Act
 - Discussion just closed
 - HUD will consider feedback
 - Heating, Ventilation, Moisture and Drainage, and Draft stopping
 - 1 July 2019 – 1 July 2024 to be implemented
 - Targeted reform of RTA
 - Discussion document
 - Changes to reasons for notice (no fault ability for landlord)
 - Changes to frequency of rent increases
 - Changes leniency around Pets and Minor alterations

Wendy Koster MSD (Representing Dennis Jackson)

- ∂ Social Housing Tenancy Review Changes have been put on hold
- ∂ February 2019 will on be applied if it effects eligibility of customer
 - Will now include not affect those:
 - Accessibility modifications
 - Agreed lifetime tenure
 - Households with dependent children under 18 years old
 - 65 years or older
 - Supported living payment due to health or disability
 - Fulltime care
- ∂ Emergency Housing for Released Prisoners
 - 2017 Temporary arrangement now clarified
 - If client presents to MSD or corrections clear process now
 - A: extended supervision – high risk *CORRECTIONS*
 - B: Community detention (not electronic monitoring) *MSD or Corrections for info support*
 - C: Post detention conditions/ intensive supervision or community work *MSD or Corrections for info support*

Fraser Benson Area Manager HNZN

- ∂ How HNZN has changed position around Methamphetamines
 - Like any landlord conscious of issue with the reduction from 1.5 to 15 umg
 - Formal report and HNZN responses 1 July 2013 – 1 June 2018
 - When administering terminations aware of disruption of vulnerable people in vulnerable states
 - Policy – change from Meth was illegal to now wrap around support of addiction
 - Manage and assist customers finding services as clients go through period in their life
 - Some financial assistance for those on cohort of terminated tenancies
 - 187 conatcts
 - 24 cases
 - Looking at case by case outcomes
 - Rehousing
 - Pay cost of removal
 - Pay cost of loss of property
 - Debt cancellation
 - Repay damage and testing costs
- ∂ 0800 006 077
- ∂ Meth.enquiries@HNZN.co.nz
- ∂ There will be a review for disputes
 - Question: Do HNZN know where the effected people are? 800 customers and HNZN being proactive, team being set up
 - Question: If on stand down do they go to HNZN to see if they qualify? Number of customers on stand down, waived and cancelled, no longer suspended. Still put in an application. Only about 15-20 people max over the whole of NZ.

Notices:

- ∂ New subsidy announced for rental properties for insulation upgrade has now **ceased** – they have until July 2019 to have installed
- ∂ NEW ECAN subsidy for rate payers – for all rate payers. Free no obligation advice \$6,000 loan with 9 year payback fixed interest rate 1 Loan per rate payer for ceiling and floor insulation for approved heating, bathroom and kitchen fans etc. Health Homes standards for home owners to carry out similar alteration as tenants
 - Healthier Homes Canterbury Service
 - <https://ecan.govt.nz/your-region/your-environment/air-quality/home-heating/healthier-homes-canterbury-information-for-ratepayers/>

Geoff Butcher Community Housing Trust

- ∂ Ottawa Road
- ∂ Have sold one with two left
- ∂ 2 houses on one title \$520,000
- ∂ Suitable for extended family – 3 bed and 2 bed and garage
- ∂ gvbutcher@xtra.co.nz

Lisa Coulter TPA

- ∂ Keep your roof over your head – Pay your rent first!
- ∂ Remember helping agencies are closed over Christmas
- ∂ PPT attached
- ∂ Landlord rent records template can be found at