



Christchurch
HOUSING
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Line Up

Housekeeping

Results from last years survey

Red Cross – new refugee intake

Notices

Introduction – Penny @ TPA

Insulation Statements

Introducing...

- ▶ Penny Arthur
- ▶ Manager
- ▶ Tenants Protection Association (ChCh) Inc

Insulation Statements

A few queries starting to come in about these, also mentioned in recent Tenancy Tribunal decisions

Not going into the changes, or the reasons, or the pros and cons, focusing on the statements themselves and what information they contain

Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016

- Landlords to comply with requirements
- Requirement for landlord Insulation Statement
- Fine for no statement, or misleading or false statement \$500
- Exemplary damages of up to \$4,000
- Timeframes to comply
- Right of entry to meet obligations

Timeframes

- ▶ 1 July 2016
 - Income related tenancy must comply with new insulation standards
 - Landlords must include insulation statement with tenancy agreement
 - Landlord may enter premises with 24 hour notice to comply with requirements
- ▶ 1 July 2016 – 1 July 2019
 - Landlord has 90 days for any new tenancy started during this period to comply
- ▶ 1 July 2019
 - Any rented premises must have insulation and signed statement
- ▶ 1 October 2019
 - 90 day grace period is removed (for income-related tenancies)

Insulation Statement

- ▶ Whether there is insulation in ceilings, floors, and walls
- ▶ Details of location, type, and condition of insulation
- ▶ What the landlord is doing to comply with regulations
- ▶ Statement does not have to provide information the landlord is unable to obtain
- ▶ Explanation of how landlord will comply

Note: wall insulation part of statement, but not compulsory to be installed

Standards

- ▶ Minimum standard below which insulation must be upgraded:

Timber-Frame minimum		Masonry minimum	
Ceiling	R1.9	Ceiling	R1.5
Underfloor	R0.9	Underfloor	R0.9

- ▶ Minimum new and topped up insulation requirements:

Zone 1 and 2		Zone 3 (Christchurch)	
Ceiling	R2.9	Ceiling	R3.3
Underfloor	R1.3	Underfloor	R1.3

What does that mean?

- ▶ In a practical sense, in the ceiling less than 70mm it will need to be upgraded
- ▶ Between 70mm–100mm recommended upgrade
- ▶ Over 100mm no need to be upgraded
- ▶ Underfloor, if there is space to install, then may need to be done, regardless of access



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