



## Minutes of the Christchurch Housing Forum

March 2015

**Attendance:** Leone Stephen Tenant; Angela Talbot, Denise Jackson MSD; Mel Hillier Vision West; Sally Thomas CCS Disability Action; Jaye McKay YWCA; Helen Ross Pathways Health; Brendan Fitzgerald; Linda Hall SS Waimakarriri; Jay Sepie CCC; Toni Gutschlag CDHB; Chloe Jons Pegasus/Kingdom Clinic; Dale Ranga Te Whare Hauora; Dawn Clark, Julia Page Presbyterian Support; Annie Smith Jill Hawkey Methodist Mission; Phil Garza University of Canterbury; Jeff Jones Salvation Army; Kimberlee Woods MP; James Hadlee CCC City Housing; Nerida Gaeth Canterbury Property Investors Association; Bob Hardie CCC City Housing; Anni Watkin Youth & Cultural Development; Henry Dowler, Bridget Lange CERA; Marg Weatherson Probation; Maureen Mundy Methodist Mission Geoff Butcher, Dante Fyfe Community Housing Trust; Noa Ellwood Pacific Trust Canterbury; Gary Watts SigJaws Trust; Lois Farrow Disability Groups; Vivienne Jackson ACCD; Andrea Goodman CTAS; Paul Hulse, Lee Sampson, Claire Milne CCC; Simon Atkinson People First; Garry Moore Community Housing Trust; Richard Tankersley Human Rights Commission, Sue OShea Comcare Trust; Marilyn Gibb, Marian Pavletich ChCh Hospital; Amy Hartnell Earthquake Disability Leadership Group; Cate Broughton (Health Reporter) The Press; Bruce Coleman Enabling Good Lives; Ross Brereton Disabled Persons Assembly; Julie Whitla MHAPS; Ali W MHAPS; Mary Rose Older Persons Health CDHB; Genna Selbie Comcare Trust; Robin Mason HNZC; Carol Wilson MHAPS; Karin Brownie Avebury House; Emily Dunstall Waipuna Housing Team; Annette Sutherland Comcare Trust; James Widgery Vision West Community Trust (and a number of other attendees who failed to sign the register).

**Welcome by** - Helen Gatonyi - Helen also facilitated the meeting

**Karakia** - Richard Tankersley

The guest speakers for this forum were Jon Saunders Principal Analyst Housing, Income Support & Employment MSD Jon's email is [jon.saunders004@msd.govt.nz](mailto:jon.saunders004@msd.govt.nz)  
Scott Figenshow – Director at Community Housing Aotearoa, Scott's email is [director@communityhousing.org.nz](mailto:director@communityhousing.org.nz)

### Update on Emergency Housing for Christchurch:

As discussed at the last forum the temporary emergency housing contracts have been awarded and the providers gave an update to the forum:

Single Person Emergency Housing – Comcare Trust. 10 emergency places for single people (these are open to anyone – who has proof of homelessness). 8 weeks temporary accommodation. Those needing this type of accommodation need to contact the Housing Assessment Team at MSD – Work and Income. 0800559009

Family Emergency Housing – Vision West. 16 Cottages (motel style units) for families who have proof of homelessness. This includes those living in garages, cars or overcrowding. 8 weeks temporary accommodation. Again those need this type of accommodation need to contact the Housing Assessment Team at MSD – Work and Income. 0800 559009

Please contact the Housing Assessment Team at Ministry of Social Development if you want more information on this service for your clients.

## **Presentations: Jon Saunders Ministry of Social Development - Emergency Housing Funding Review**

John outlined the emergency housing funding review. He outlined the history of emergency housing provision and issues, and the need for information gathering. MSD has a lead in Emergency Housing and is taking on a review of emergency housing. Jon provided an overview of how they are conducting the review and how community can be involved. Funding review initiated in December by Paula Bennett. First initiative was a one-off cash injection whilst review carried out. Report back to the Minister with recommendations by end of July. Attached to these minutes is the pdf which outlined in more detail what Jon talked about in the forum.

Two phase approach to the review:

1. First phase - information gathering phase (understand the shape of the emergency housing landscape)
2. Second phase - what landscape is and what issues, options around emergency funding arrangements. And of course the recommendations.

This was followed by discussion and questions. These questions focussed around accessibility, youth emergency housing and Pacifica representation. Jon sent the following information through for the minutes.

Jon has provided an email link below if you have any further questions.

### **Emergency Housing Funding Review**

*The Ministry of Social Development has just begun a review of the funding arrangements for emergency housing and is seeking input from emergency housing providers and other interested groups (such as organisations who provide services to people in emergency housing) to get a better understanding of the pressures facing the emergency housing sector. To help gather this information MSD is running an online survey to get feedback from the emergency housing sector.*

*More information about the review and a link to the survey is available at the following link <http://www.msd.govt.nz/about-msd-and-our-work/work-programmes/social-housing/emergency-housing.html#Emergencyhousingsectorconsultation5>. The survey is open until **Friday 1 May**. MSD is keen to hear from as wide a range of providers as possible so would greatly welcome your participation in this survey and your help in raising awareness of the review and survey within your networks.*

*Results from the survey will be used to help the understand the issues facing the emergency housing sector and develop options for the future funding of the sector. The review will be completed by mid-2015.*

*If you have any questions about the review then feel free to contact MSD at [emergency\\_housing\\_review@msd.govt.nz](mailto:emergency_housing_review@msd.govt.nz)*

### **Scott Figenshow – Community Housing Aotearoa.**

Firstly, Helen introduced Garry Moore as the local representative of Community Housing Aotearoa.

Scott opened his presentation with a request to understand what Christchurch needs, and invited the forum members to contact Community Housing Aotearoa (CHA)

What are the things that CHA should be saying about the things unique to Christchurch, or that Christchurch has a particular voice on? So CHA can figure out how we can go forward.

CHA current scope of work for the next three years - review

1. Series of housing policy work for example the current emergency housing funding review – Looking at individual feedback – themes and what would be a good outcome – or points of difference – CHA would track over time. Did decisions achieve what sector asked for?
2. CHA is an entry point for the sector with government and vice-versa, bridge some of those gaps. We have an amazing opportunity with three ministers looking after the social affordable housing space; we have an amazing potential problem three different ministers looking after the social affordable housing space, with the best of intentions – there will be gaps.
3. Support development of a diverse housing provider network/landscape. CHA can provide all kinds of different things not only at policy level but more tangible like training, best practice models etc.

4. How we grow the supply – how do we take pilot projects to permanent programmes?
5. How do we measure outcomes? Good community outcomes. – Debates with government about the money, actually it should be about the outcomes – how are communities better off. If we can provide that information then information shifts the debates.

There are five key sets of variables that CHA have come up.

- Set of variables around contracting investing purchasing currently not transparent.
- Funding capital grant programme – regime no longer exists – We need longer term funding permanency 10-15 years
- Transaction structures, roles e.g. HNZC stock – real clarity around purpose and regulation
- Tax and charitable status
- Regulation – Class 1 social landlord form of regulation – we need at least a second / third class of regulation.

These are the high level sets of barriers identified by CHA – linked together with work programmes; we have the beginnings of sector strategy. If government not doing this we perhaps do one ourselves.

What would you all like to see CHA doing and how would you like to see that happening?

Wide ranging discussion from the floor:

Ross Grierson – Social Business - Sector housing strategy a very good idea. Talk to government about housing strategy. Talking to ministers about a strategy or contract us to develop a strategy

Annette Sutherland Comcare - Wider group of people here at forum – what sort of feedback do CHA want from the wider community. ?

Response: Perhaps we do that more formally with the forum here.

Vision West: Whether there is a place for us to form two circles – housing providers network Christchurch and then secondly the engagement with CHA Government and Council – authority to speak with a voice?

Response: In Auckland Vision West is part of the Auckland social providers network who meet monthly - partnership collaboration – Voice deliberate about what gets sent from Auckland Network on Auckland issues. Focussed on providers in Auckland  
Would we like that official coalition within Christchurch?

Richard Tankersley – Human Rights Commission Christchurch is shaping the dialogue away from affordable housing only. Internationally there are seven indices around housing and these are: Security of tenure/availability of services/affordability/habitability/accessibility/location to key services/cultural adequacy. This is a more comprehensive framework to push the dialogue if it is of interest to this group?

Response: Is there agreement to adopt these principals – to look at housing through this lens.

The discussion then ranged around the room – issues being brought forward included general consensus on the idea of having a strategy, ensuring strategic partnerships, public private partnerships (PPP's) old thinking moving to more strategic partnerships – true partnerships & transparency. We need longer term strategies.

Issues around the accommodation supplement (similar rents to Auckland and smaller accommodation supplement) and also issues around the IRRS (Income related rents).

How do we get inter-sectoral connectedness around housing – how do we punch holes in the silos?

Christchurch has a unique voice, we have unique issues: issues around mental health and the percentage of the population accessing mental health services – social stressors are higher. Our voice is getting lost in the national supply issue. A Canterbury provider's network would be a way of getting that voice heard.

Response: In Auckland that network advocated a special housing project Waimahi Housing Project – the network came together to do a particular set of delivery outcomes.

Need for resourcing staff models – CCC are being asked to house many with challenging behaviours – more health and housing funding links and advice on models needed.

The discussion continued around/across the room. Helen/Gary and Scott agreed to follow on from the forum today.

During the discussion CHA agreed to share a number of links with the participants. These are below.

<http://communityhousing.org.nz/>

<http://communityhousing.org.nz/news/>

<http://communityhousing.org.nz/membership/>

Contact Details: Community Housing Aotearoa  
PO Box 11543  
Wellington 6142  
Phone (04) 385 8722  
Email: [support@communityhousing.org.nz](mailto:support@communityhousing.org.nz)

Tenants Protection Association has also offered post-forum to organise and host an initial housing provider's network meeting – as discussed in the forum. If housing providers are interested in attending an initial meeting to progress this idea can they please contact Di Harwood at TPA 03 3792297 or [info@tpa.org.nz](mailto:info@tpa.org.nz)

MSD has asked us to include the following information in the minutes - Tenders required for supported accommodation for youth.

<https://www.gets.govt.nz/MSD/ExternalTenderDetails.htm?id=10098398>

The next housing forum will be on Wednesday 6<sup>th</sup> May - Speakers to be advised.

Forum members are reminded that information about the forum and upcoming dates etc. can be found on [www.christchurchhousingforum.org.nz](http://www.christchurchhousingforum.org.nz).

