

**Minutes of the Christchurch Housing Forum**  
**23<sup>rd</sup> October 2013**  
**Oxford Tce Baptist Hall**

**Present:** Tracy Tai, Christine Lane, Trevor Cattermole CCC; MPulu PTC; Henning Borchers HRC; Evan Smith Eastern Vision; Alma Burgess Poverty Resource Centre; Tony Milne Problem Gambling Foundation; Poto Williams Labour Party; Andy Moscrop-Giblin AVIVA Mens Service; Elaine Lucey AVIVA Client Services; Gabrielle O'Connor New Villas Ltd; Glem Treanor Sigjaws Gary Watts Sigjaws Bob Monnay MBIE; Fiona Fowles Peter Schroder SHU; Tania Jeward Ruby Housing Ltd; Kim Willems Canterbury Property Investors Association; Marilyn Gibb, Francis Lynch, Marian Pavletich, Valerie McDonald Social Workers CDHB; Dawn Clark Presbyterian Support; Roelant Hormans, Nick Greenwood Faith Housing Appraisal; David Griffiths MSD; Nicola Mauchline Salvation Army; Lisa Coulter, Di Harwood TPA; Helen Heaney, Maureen McGregor Pegasus Health; Gill Coe; Jane Green Christchurch Budget Service; Donna Ellen Pegasus Health; Sally Keeling University of Otago ChCh/PMH Hospital; Peter Freeman Mike Greer Homes; Madeleine Burdon Waimakariri District Council; Warren Cresswell, Steve Bull, Caroline Middleton People First; Karolin Potter HRC; Louise Lewis Comcare Trust; Maureen Mundy Methodist Mission; Lynn Gibbons Age Concern; Mike Ruscoe Landlord; Matt O'Connell Catholic Diocese of Christchurch; Alison Ford Cobham Trust; Frazer Benson, Robin Mason Housing New Zealand; Graciela Rivera-Mu`noz University of Otago; Lyndon Rogers Anglican Care; Jenny Smith Te Whare Roimata; Heeni Kahukiwa Te Whare Roimata; Shayne Landall MBIE; Joanna Corbett, James Hadlee CCC; Jane Thompson MBIE Gerald Edmunds ACC

**Facilitated by** Helen Gatonyi – Tenants Protection Association

The forum was opened by Helen Gatonyi with a prayer written by a resident of the Christchurch City Mission – night shelter. (See attached)

**Presentation 1:** Jenny Smith & Heeni Kahukiwa from Te Whare Roimata began the forum. Jenny gave a snapshot of the inner east currently with the loss of the old bedsit/boarding house; she talked about the marginalised communities and since the earthquake and those sleeping rough. Heeni outlined her work and the kaupapa of the organisation; working with and looking after people. She highlighted the difficulties she faced coming into an urban area as Maori learning both the culture and manners of her new whanau. Te Whare Roimata is home for people from all walks of life to come to the whare, it provides opportunity for those who have none. Heeni concluded by saying that places like Te Whare Roimata must stand because it means she and others will always have a place to stand.

*We thank Jenny and Heeni their very moving korero about home and homelessness in Christchurch*

**Presentation 2:** Kate Amore – He Kiangā Oranga, Dept of Public Health Otago University – Wellington presented the research she has been involved in “Severe Housing Deprivation - The Problem and its Measurement” Published through Statistics NZ. The research was conducted between 2001 & 2006, to get a baseline to measure (homelessness) housing deprivation. The research purposely avoids the use of the term “homeless” and instead focus on the term severe housing deprivation – focus is on everyone who cannot find a house to rent – if we just focus on people who are sleeping rough we miss out on the people who cannot access housing.

Discussion & explanation around definition of home and homelessness. Using the term severe housing deprivation for those in very deprived housing, eg those living rough, cars, squatting in

empty places, night shelter & emergency accommodation. Also includes camping grounds boarding houses motels and living temporarily in Marae & permanent houses severely crowded problematic sharing.

Identified the problems of measuring housing on census night in Christchurch

Findings highlighted in presentation:

- 2006 34000 nationwide 2/3 of people sharing with others - not usually what we think about in homelessness.
- Very small living rough 4%, lots in mobile dwelling cars etc., night shelters small proportion overall pop 3%, camping grounds, boarding houses/hotels/motels 15%, Marae – very tiny
- Changeover time – 2001/2006 rate per capita increased about 8% NZ wide Canterbury pre earthquake was higher than national average
- Whole lot of population children young people ¼ populations under 15 and another ¼ between 15 and 24. Most were in families and sharing. Housing need beyond just people sleeping on street – impacts on household crowding. We know household crowding mainly affects children.
- Ethnicity –housing deprivation patterned by ethnicity – European on streets mobile dwelling; Cultural bias to those where there is a culture of taking people in sharing with friends and family. If we focus on temporary accommodation and people on street we get a very European group of people and ignore the Maori Pacific and other ethnic groups who are just as much in need.

Bill English said after the earthquake – (*paper article on slide*) – temporary accommodation needed to be highly portable and easily erected; self-contained sewage and waste systems; independent units with cooking and laundry facilities (thinking about double standard in housing and housing policy) middle class – independent units do everything independently. Temporary accommodations people on low incomes more sharing of facilities. Not a lot of talk every one having these basic needs of dignity and privacy in housing.

We don't talk much about housing for everyone and everyone having the same basic needs. Boarding Houses and camping grounds – quality issues far more basic. Hoping for broader discussion everyone needing basic quality standards and tenancy rights across the board.

**Questions from the floor:**

**Q:** How are you going to get true facts in ChCh 2013 – When there appears to be a denial from the Government ?

**A:** 2013 census available for analysis early next year – worked with census to get data this year. We collect daily info from emergency housing providers. We will publish our results next year there is obviously a lag in results and research reporting. There are pretty compelling figures around already about this issue – action does not align with these figures.

**Q:** Age groups –How many people homeless in the age groups from 50 upwards?

**A:** 8% over 55 – 8% over 65 – shameful that those who have contributed so much find themselves. Overseas there are good models for supporting this group.

**Q:** Karolyn Potter - Human Rights Commission has done work on this issue – severely affected are young people and single parents, I don't think population understand when single parent turned down for housing they turn down a child. Statistics who is the most homeless are very accurate. In Christchurch we found boarding houses are seen as home by many in inner city. Since the earthquake the loss of boarding houses has had a significant impact. Restoration of this accommodation is important because of company etc.

**A:** We need a range housing solutions. – Nothing wrong with boarding houses, however there is no security of tenure and boarding house dwellers have substandard rights compared with people living in a rental house next door. There are also issues around quality & standards of some boarding houses. We need to address issues of rights and quality in boarding houses.

<http://www.statisphere.govt.nz/further-resources-and-info/official-statistics-research/series/2013/severe-housing-deprivation.aspx>

### **Presentation 3:**

Graciela Rivera-Munoz research is "Housing Pressures and Community Participation in the Christchurch Earthquake Recovery" I work at the Centre for Sustainable Cities at the University of Otago Wellington am a colleague of Kate at the Health and Housing Research Group at the University

Thank you for inviting us. My research is a work in progress I am beginning the data collection process at present.

My question is: How are housing pressures in Christchurch addressed by earthquake recovery process and how this is shaped or not by the democratic participation of communities as key stakeholders in the process?

Two main areas of focus

1. Social political connect housing recovery of sector – looking at partnerships that are developing to build stock social and affordable housing close to the central business district.
2. Classical ethnographical design – case study private public community sector
3. Looking at similar initiatives - also looking at similar organisations doing similar initiatives to compare and contrast.
4. Semi structured key informant interviews, participant observation, document review which consists of policy/media – two step analysis content analysis and discourse analysis. As you can see I have a background in social sciences.

(Slide presentation) Media analysis – particular concerns around rental market, homelessness, population shift East to West – divided to two areas focus

Each area housing pressures – framework health and housing – integrated into research

Also looking at the recovery from emergency response – literature of disaster management etc. – housing addressed as basis humanitarian need for shelter (stats provided)

Biggest recipient's earthquake related investment 2013-17.

I am interested in community participation/democracy & civil society role in recovery process – this links to my interest in doing a case study of community partnerships. Looking at some of the characteristics of partnership (multi-sectorial) Focussed on social and affordable housing mixed tenure and mixed use initiatives and innovative housing solutions, comparing housing infield vs. green field development medium density vs. low density housing. Important to shifting peoples

attitude & understanding views on medium density vs. low density housing (kiwi ¼ acre attitude) – at odds with more land intensive developments.

**Q:** Waipuna Trust – on the previous slide around temporary accommodation – Response around temporariness of accommodation – do you have data on the number of times people have tried to access housing?

**A:** No data on that – there is so much more information we need on that sector – we need more information by NGO – report put out by MBIE, data sources not there, somewhere where we need to develop the data. Can't expect NGO to do this by themselves. There is so much knowledge and we need to be able to capture that.

**Q:** ChCh Hospital – ethnicity & homelessness, fascinated by that is there more qualitative data about that?

**A:** No not that I know of – if you are interested in research that sounds like a good project.

### **Presentation 3: Nicole Randall from CERA**

CERA – Nicole Randall – employed by MBIE seconded to CERA – Long History Housing Policy both in Australia and New Zealand.

Nicole introduced from CERA Rob Murray- from Wellington, Fiona Fowles & Peter Schroder – SHU Christchurch; Dan author of the Housing Pressures Report, Shayne Landall – Market Services Tenancy, & Jane – Communications. Ivan – General Manager Residential – apologies unable to be here.

Presentation will cover outlines the latest on housing market and CERA role in recovery and Feedback on CERA Priority.

What the Market is doing now: Data is telling us earthquake have reduced supply on a permanent basis around 5%. There is a disproportionate impact on social housing. Social housing supply reduced by approximately 750 HNZC/CCC. (This will improve with the rebuilding programmes)  
Other housing: one third repairs completed – 6/700 housing in temporary households - putting pressure on the rental market. There has been a policy focus on rental market – looking at greatest impact and pressures – reducing vacancy rates and price points.

Building is reaching peak construction levels. Difficulty finding figures on homelessness. However anecdotally we have been advised during census in Waimakariri issues with running out of forms for household ten or more people.

Next few Years –

Half EQC Claims have been either completed or cashed out... Those receiving cash- out there is no indication if that will be used to repair or rebuild – therefore not sure of pressures on market.

Remaining under-cap repairs: – private insurance 1/3 way through – mostly cash-out (unsure what people that will do).

Commercial rebuild will start gaining pace – government rebuild anchor project – others beginning. Demand will remain strong at least the next couple of years.

What is CERA role in all of this? Responsible for the recovery. Many government agencies and others that do housing are doing so, so CERA not going to do that. However we will work closely with Social Housing Unit (SHU) MBIE. HNZC repairs rebuild; Treasury and MSD Temporary Accommodation Service – also acknowledge role Local Government.

Need more resources for housing – always been priority: New dedicated General Manager Position Housing - announcement to be made very soon – I will introduce the person who has this position at the Xmas Housing Forum. GM will have several dedicated positions at CERA. The role is to oversee the formal joint housing recovery programme with MBIE. GM may be able to present this programme at a forum during the year.

CERA Role and what we do:

1. Residential advisory service  
Home owners who are having trouble – insurance issues etc. Repair rebuild – service advice – free independent advice.
2. Winter make it right campaign  
Winter make it right – emergency repair for vulnerable – 3<sup>rd</sup> winter 78 repairs 1st quarter – working with volunteers from building industry.
3. Rebuild website Rebuild website –  
Information for homeowners tenants builders others – reviewed & update soon  
Wastewater lateral damage – emerging issue.
4. Engagement on housing issues  
CERA responsible for engagements. CERA has formal paths - legislated community forum, regular meetings with Council, specific stakeholders, engineers, builders, others, interest groups (eg. TC3 groups). And information from individuals keeping track issues.
5. Formal sector interest group informal engagements
6. Social housing providers
7. Engage with interested housing providers – workers
  
8. And works on insurance roadblocks
9. Strategic activity ECAN and Local Government on land and Christchurch recovery plan

Two strategic activity land use recovery plan – planning framework greater Christchurch 10-15 years – housing need where housing should be housing development brownfields. Everywhere except CDHB

ChCh Central recovery plan residential chapters – residential development within the CDHB

Working with insurers – facilitate issues  
Residential advisory service for individuals  
Land issues = best way to approach navigate through that  
Enable rebuild – multi units etc

Key partners MBIE Temporary Accommodation / formal housing developments, three temporary villages, Rangers Park will stay and be sold as affordable housing. CERA Partnering with MSD; CTAS. SHU (Social Housing Unit) <http://www.shu.govt.nz/> announcements on Friday.

- Think strategic objectives
- Gaps temporary affordable housing
- Moderate and lower range of housing supply
- How do we overcome blockages to get houses fixed
- Brownfield/greenfield issues
- Legacy Issue – unfixed houses how do we record that how do next purchases know?

Questions and answers from the floor...

*(Apologies – unable to pick up some questions from the back of the room on the tape).*

**Q:** There were questions about looking at some form of policies to slow down rent escalation?  
Time frame for recovery plan?

**A:** Once General Manager on board – key strategic partners – roll out an engagement process – new general manager will provide a new engagement plan – probably New Year. Strategic Partners in the next few weeks. When would wider community be able to give feedback – noted?

**Q:** Residential advisory service how much longer will it continue –

**A:** Genuinely don't know

**Q:** T Milne Problem Gambling Foundation – red- zone area why are people being thrown out before they have homes to go to?

**A:** What I can say – brokerage service to help those in the red zone to find somewhere 60 households in red-zone will struggle to make deadline - brokerage services helping that

**Q:** Question about the minimisation of loss of social housing – boarding houses?

**A:** Focus of presentation on activities not issues today – share same understanding of issues but today presentation was asked to focus on activities.

#### **Brief outline of Completed Research:**

Lyndon Rogers – Anglican Care - Have had the opportunity in the last six months to do some research and answer two questions:

How can tenants in substandard rental housing in NZ protect themselves?

How can NZ housing law be used to raise rental housing standards?

The report is now finished and the link is below.

<http://paperwalls.org/>

Helen thanked participants – closed the forum.