



Minutes of the Christchurch Housing Forum

June 22nd 2016

Attendance (Not sent round)

Welcome by - Helen Gatonyi - Helen also facilitated the meeting

Karakia - Richard Tankersley – Special Karakia for Matariki to evoke the energy of Matariki so that the enlightenment of the stars is released into the houses and workplaces of everybody across the city and across the nation. So the knowledge of our ancestors is passed on and their strength and their vision is known to all. All this so that the philosophy of the iwi is brought forth in practice, love and consideration for one another; caring for all the people here and everywhere. Richard then proceeded to say the Karakia.

Special Acknowledgement: - For Helen Gatonyi who is leaving TPA at the end of the month.

“On behalf of all the forum members – Helen picked up the ball and ran with the Christchurch Housing Forum in 1999 after a national forum where it was suggested it became a regular thing. Since then we have had a forum every six weeks in Christchurch. We worked out that Helen has facilitated bar two or three every forum for the last 16 years. She worked with members initially to develop the aims of the forum and has protected them throughout the whole 16 years. There have been challenges and Helen along with others has been adamant that it stays as it is. As a result I believe Canterbury has one of the best, the longest standing and one of the most if not the most successful housing forums in the country. During the time Helen has bought many varied interesting speakers to the forum and she has the wonderful ability to connect with people, with her amazing networks and to recognise what is currently important in the sector and what will be important for the sector into the future. Helen has done that all with compassion, grace and her amazing sense of humour”.

Presentations: Claire Leadbetter | MBIE. Gary Moore Update of Social Housing Scott Figgenshow – CHA

Claire Acting Manager of Construction Housing Policy Team – responsible specific legislation residential tenancies amendment regulations, the unit titles act and special housing areas and relationships with councils. Eight years on housing.

Focus on the main points of the changes and the questions that have been coming to MBIE: Key things the Act requires:

- Smoke alarms and insulation in rental homes - phase implementation smoke alarms 1st July insulation social housing property 1st July – 1st July 2019 all residential properties have insulation.

- Also provides faster process for possession of property abandoned where there is clarity around that and tenants can be contacted electronically.
- Administrative/ technical changes streamline processes in Act and tribunal to facilitate electronic servicing.
- Improved record keeping practices for landlords
- Tenants more time – retaliatory notices
- Work orders for health and safety
- More funding for enforcement/health and safety concerns

Smoke Alarms – 1st July 2016

- Landlords have new right of entry 24 hour notice to install alarms and the same for insulation.
- Landlords need to make sure that there is at least one smoke alarm 3m from each bedroom or one in each sleeping space at least one smoke per level or floor of the dwelling. Beginning of tenancy
- Landlords ensure smoke alarms are operational and tenants are responsible for changing the batteries during the tenancy.
- Where there are no smoke alarms then long life photoelectric models should be installed – don't need to replace current right now – but do need to be replaced when they reach the end of their life.

Insulation

- Required to meet requirement set out in regulations – timeframes and exemptions. From 1st July landlords signing a new tenancy landlords required to outline the insulation of the property – MBIE is updating the tenancy agreement, to provide a clear section available 1st July.
- For a private landlord there are three years to provide insulation. – Can use 24 hour notice to get the insulation done.
- Standards required – RV required remodelled off 1978/2000 standard – Where need to be replaced the landlord is required to replace with insulation that meets the current building code requirement. – Higher standards required in Christchurch area.
- Clear plans to demolish – there are exemptions - evidence must be provided (plans signed off etc.).
- Exclusions where impractical to install insulation. (e.g. Skillion ceilings and trusses – flat roof – low sub floor)
- Risks – freely available standards on MBIE Website. (Info also on ECCA website)
- Channels pushing information people from MBIE talking to property managers networks social media and papers – to get message out.
- Foil insulation – people choosing to install DIY foil – currently consultation on proposal to ban foil and other conductive like insulation material – ban will take effect 1st July 2016 – you can't retrofit those products into existing buildings.
- Other detailed guidance Worksafe NZ – professional installer audience.
- Standard Snz4246 available later July.

Question: Old insulation need to be topped up to new standard?

Answer: Type of insulation required no specific type defined – landlords to make the choice – Govt. set minimum performance standard. Some guidance required for level of compression required for some projects – photo evidence damaged insulation to help as guidance. Depend on product and particular product whether top up is required – or through deterioration whether it will need to be replaced.

Garry Moore – CHA (Acknowledge Helen voice of authenticity)

Local Rep for CHA challenge is Auckland not the only place in NZ. The only way do that is to collaborate as an Island – Nelson Queenstown Dunedin started the Te Waipounamu Community Housing Providers Forum – we have had two meetings:

Talked about Paula Bennett coming to ChCh. – Complexity of exercise in Tauranga and Invercargill.
Questioning morality exercise taking place –

- What are the issues challenging us the most?
- Youth Housing
- Melbourne expert coming here in July – in Scotland and Melbourne – high power housing forum developing a long term plan over a five year period – plan for the area across all sectors.
- Budget exercise - basic at the moment creating group of us who are looking at the long term and how can we address it as an Island.
- We would like to sign people up as members of Community Housing Aotearoa.

Paul Cottom – Christchurch City Council – Update. Housing Strategy

Paul gave overview of Council Draft Housing Policy – working with sector. Nutshell to provide Council with framework a continuum approach – further discussion in July – will be in touch with groups and organisations to take part in discussions.

Garry Moore - Important we submit and give feedback to the Council to set a direction to the city.
Helen congratulated Garry on new housing- asked for an update:

Garry Moore – Community Housing Trust: This group has been shifting houses out of the red-zone, now moving into building new. Typical of any little community group limited funds. – Patron Jerry Mateparae opened the house sold to a pacific island family – (18% own first home) did not complete the place, house is finished high standards insulation heatpump double glazing but we stopped at back door – If we did the back yard and garage the family could not afford the mortgage. We need to start looking at our housing stock, build it partially and complete it partially leave balance for owners to do themselves.

Goodwill is available – and we have to tap into that. Lots of old Tradies around who would teach people to finish their homes. If affordable housing was simple it would be done everywhere – need to pass on skills – As a Trust we can build our knowledge base and pass on our skills. Affordable housing by unpicking the package and doing it better and cheaper. Small trusts like ours has the opportunity to do it better – Talked about partial trade compliance so family can finish. Look at guarantees – families guarantee to finish etc.

Scott Figgenshow – Community Housing Aotearoa. (Thanking Helen her support for the sector).

Talking about Budget Impacts:

The Question is: How can we lift our game Government and Housing Sector. Problem getting worse faster than in the past.

- 750 more places increase cost IRS family to support those in the programme
- GAP IRS/Accommodation supplement – wider families can no longer make on Accommodation Supplement
- Should we index AS to house price inflation ?
- If indexed to would increase from 1.2B to 3B. – Can we afford it?

Did not see the budget addressing the macro issues.

Great an allocation for emergency housing – if more permanent houses funded years ago then we would not need the emergency housing placement.

Crown land – more housing supply 100m allocation - fantastic 20% social housing 20% affordable 550k price range. Not able to fund small affordable allocations. CHA articulate – high level goals getting more housed need vs housing found – actions not delivering on high level goals.

Treasury narratives – CHA participate – high level goals not far off – actions are not able to achieve those.

What do we do about this?

- Solutions coming from everywhere – eg. Roving teams – families choosing to go to Marae what if WINZ officer could go to community providers meet the needs of that family – immediate needs met – picture of the future needs. Why can we not do this?
- Productive proactive solutions on the table – a lot gets worked on silo environment – disconnect. Needs to be bridged clear barriers.
- Co design approach to solutions – what if senior officials empowered to come back with what local community supports – lot better engagement if community second step with solutions.
- Housing Strategy – ChCh City Council – strongly support that strategy – CHA trying to use as local government template. Talks about a housing needs assessment.
- Supportive of housing needs assessment – across types and price points.

One of the things if we are going to get more traction on housing issues – everyone saying problem worse and not better – manufacturers saying can't get housing for workers – full spectrum to activate. Looking at what a cross party agreement around housing – 15 years for problem to get this bad another decade to get it better.

Need to have stability so solutions have longer term not turned on and off depending on political movements.

Before the forum closed:

Helen Gatonyi – introduced Di Harwood as the Manager of TPA going forward. Di will do a wonderful job and the team and the Board completely behind Di's appointment.

Helen thanked the guests and opened the floor to questions:

Forum Closed – Next Forum Wednesday 3rd August.