



## Housing Forum Minutes Wednesday 26<sup>th</sup> March 2014

**Present:** Robin Mason HNZC; Adele Tikao Te Tai Tonga Otautahi; Paul Cottom CCC; Denise Hiusmon Christchurch Resettlement Services; Edmund Le Grelle Brazier Property Investments; Gerald Edmonds ACC; Meth Nokes MHAPS; Amanda Cook Work and Income; Jackie Moore Pathways Health; James Hadlee CCC; Colin Campbell CCC; Steve Firth CCC; Wendy Butcher Cooperative Sections; Jan Rogers Family & Community; Michale Hempseed 298 Youth Health; Maureen Mundy Methodist Mission; Alannah Winters Youth Services; Donna Ellen Pegasus Health; Ann Reeve Older Persons Health; Glen Livingstone City Councillor; Shelly Walker; Karolin Potter Spreydon Heathcote Community Board; Stacy Potter City Mission Women's Shelter; Claire Billens Bromley Community Centre; Kim Dawson Salvation Army; Sally Keeling University of Otago; Julie Noster Webhealth/Linkage; Lisa Burder Settlement Support; Bridget Frame Canterbury Community Trust; Louise Lewis Comcare Trust; Rachel Limbe Te Whare Roimata; Kim Willems CPIA; Gary Moody Christchurch Mail; Nicky Wagner National MP; Marilyn Gibb Social Worker Christchurch Hospital; Valarie McDonald Social Worker Christchurch Hospital; Steve Orme, Joanna Corbett & Jo Prejza City Housing; Simon Atkinson; Shelagy Docherty Ruth DysonEO; Frazer Benson HNZC; Sam Elder; Charlie Woodwyn; Melissa Benson-Chan Human Rights Commission; Rex Gibson City Migrants Centre;

A large number of those present did not sign the register.

**Guests:** Peter Freeman Mike Greer Homes; Chris Haughey Fusion Homes; Garry Moore – Your Home Limited

**Facilitator:** Helen Gatonyi – Tenants Protection Association & Maureen Mundy Methodist Mission

**Karakia:** Glen Livingstone – Christchurch City Council

### **Presentations:**

#### **Peter Freeman – Mike Greer Homes**

Definition of affordable housing – what is affordable for one person is not affordable for another. Current housing is around five times the annual income. Based on this a single person affordable home \$285K Dual Income \$420K. In February average median house price for the city was 420K. For those on the average wage this is severely unaffordable. Different Govt. Depts. have different ideas about what is affordable (350/400 – 450-5000) Older home – often the first step on the property ladder now gone. 43% of people in their 30's own a home down from 54%.

Basically everything has gone up in price, land/permission approval/people wanting it.

Cost of building material has gone up 100% (doubled in ten years)

New Zealanders expectations have changed over 30-40 years (Next to Australia we build the second largest new-built homes). 204sq metre average build.

Homes of smaller size might help get foot on property ladder (fit for purpose to get out of the rental trap)

Set expectations to what you can afford.

Building consents have increased (Increased demand for 1 to 2 bedroom houses

Mike Greer involved in factory for panellised building (affordable – higher quality)

12% increase in timber costs this year

Local authorities did help by consents etc. Not too many hurdles.

Currently building houses in Kaiapoi \$340k 2bdm

Solutions: Housing Associations – developments like Hobsonville in Auckland the NZ Housing Foundation

<http://www.nzhf.org/>

#### **Chris Haughey – Fusion Homes**

Have spent 26 years in the industry – not much has changed – standard construction etc.

Worked with Opus, City Council (12 Units Dundee Place) and Housing New Zealand

More accidents in the home than cars so we use Life-mark

Panel construction reduce cost by 50%

Foam Insulation/Panel construction

Affordable for us is affordable to run still in 15 years. Can we change the cost structure to ensure we can still afford to run our houses.

Steel Tube sub floors

LPC – 3 buildings in 9 weeks

No gib-board so no problems in earthquake

Sensitive choice accreditation – (1 in 6 have asthma) sensitive choice houses are fully approved

Fast efficient building. Worked with Cholmondeley Children's Charity

We are located at 94 Bridle Path Road – all welcome to visit.

### **Garry Moore - Your Home Limited**

Congratulations to previous speakers working with coming up with changes and innovations. There is no sense in waiting for government/local council to come up with ideas.

Shifting hoses out of the red zone. Year 1 will get hold of as many red zone properties as possible. Once bricks and blocks stripped then we can insulate – we can maximise the number we can save. Earthquakes have left some homeowners with only 240/250K to work with not enough to replace what they had. Work collaboratively to reduce cost of foundations.

### **Questions from the Floor:**

**Q:** Nicky Wagner – 203m<sup>2</sup> is average what is the space of the houses being built at Hobsonville?

**A:** Peter Freeman – 40m<sup>2</sup> 110m<sup>2</sup> section 2bdrm \$340,000; 87m<sup>2</sup> two storey 2 bedroom 152m<sup>2</sup> section.

**Q:** Karolin Potter – Haven't considered disability enough so LifeMark is great to see in new builds. Some of the show homes at A & P Park look huge, kitchens lounges etc. too big like barns – is there an option to look at smaller rooms (not open plan)?

**A:** Peter Freeman/Chris Haughey – More walls mean more cost – small rooms cost more.

*(Some questions and answers omitted here as minute taker had to leave the room)*

**A:** Garry Moore city fell into the hands of conservative engineers – solutions are appallingly over-engineered – we need to look for different solutions.

**Q:** Sam Ellis – to what extent are covenant's driving back small affordable solutions. Many sub-divisions have a minimum build which is often a large house?

**A:** Peter Freeman – most subdivisions have a minimum build. It does drive the pricing up. I prefer a variety to builds in the suburb this accommodates lifestyle changes within the same area. We can't relocate old houses into new subdivisions – covenant's.

**Q:** Dan Martin MBIE how low can you get for a 2 bedroom?

**A:** Peter Freeman – new panel factory will provide cheaper builds biggest drive for price is land, and foundation costs, for example, Kaiapoi \$350k 2 bedroom.

**Q:** Lisa TPA Commercial builds will this help if commercial went from suburbs to the city?

**A:** There is movement in the city centre but it is really slow. East/Nth frame come out for 750 units over 4/5 years.

**Q:** Dave Marra - Budget Advice word of caution when we mention affordability only 15% earn the average wage and above if we look at the median wage \$350 affordability shifts down to \$200-250.

**A:** - Peter Freeman this is where Housing Associations do work, shared equity/budget advice – the association having an interest in the house for a period of time. NZ Housing Foundation very smart. We need a vehicle based on the British model.

**Q:** Brendon Harvey - Has anyone thought about compulsory acquisition for land – that would drop the price has been done in the 1930's

**A:** Karolin Potter – is legal but they are not interested.

Peter Freeman – a word of caution can create ghetto housing stigmatising people.

What about leasing land?

Housing Foundation lease land then release toward gradual ownership. Can be done but people don't always like to build on leased land

Garry Moore – Innovative solutions – churches lodges etc. – we need to work with innovative builders. We have four times Hagley Park in the red zone - we need to swap parks, golf courses etc. on firm land relocate to the red zone and free up the land for housing. Need to look at old models/ leasing and buying later down the line.

Other issues discussed ranged from discussion around multi party insurance council meeting to issues about intensifying land for family members to make it more affordable. Reserve contribution reduced for housing family. In rebuilds opportunity to build two flats instead of one house. Under the District Plan - review of the proposal for secondary dwelling on property without having to subdivide. Medium density housing smaller land smaller housing.

Meeting closed with Maureen Mundy summing up: Great to hear innovative designs, working on off-site efficiencies. Good to see passion and interest and be talking about solutions not problems.

**Follow-up Post forum:**

We received an email from Amanda Cook at MSD, as part of her role and ensuring that we all work together and share resources she had provided the following link re social housing changes as discussed at the beginning of the forum

<http://www.msd.govt.nz/about-msd-and-our-work/work-programmes/social-housing/index.html>

The next housing forum will be on Wednesday 30<sup>th</sup> April – Details will follow via email. Updates can be found on the website [www.christchurchhousingforum.org.nz](http://www.christchurchhousingforum.org.nz)