

EMAIL NEWSLETTER

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**Our Place: All New
Zealanders well-
housed**



Newsletter 14 December, 2015

Tis the month before
Christmas, we're all going
nuts;

With so much to do, there's
no ifs, ands, or buts.

Members need news, the
media need Scott,

Council meetings, new
website all in the pot.

The conference we've wound up, with a song and a dance,

187 attendants and we've not had a chance

To hear all those speeches, audio and more;

Before xmas lunch, as we head for the door.

Decorations need stringing up all through the house;

And we haven't a clue what to buy for our spouse.

School concerts, receptions, open houses with friends,

Long line-ups, short deadlines, tying up the loose ends.

With all our mad dashing, we're reeling from shock;



Let's stop for a minute and really take stock.

Paula said she'd fund houses – 300 (508!) or more;

Emergency homes are promised \$2.5 million– let's see what's in store.

For Auckland, Yes. The regions? Little to show!

We put forth a plan –homes for 20,000 more - since we're all running in place and it felt far too slow.

So we invited Bill English into our space;

And gave him the reasons for supporting 'Our Place'.

John, Paul, and Toni are willing to try -

To seek capital investment for more warm, safe and dry.

Tax classification and charitable status- a merry dance we've been led;

But this year we've seen progress and hopefully put this one to bed.

The stock transfer process created debate

But we can't talk about it as probity must rate.

A warm thank you Michael Peard, who many will know,

As he leaves social housing with plenty to show.

The shortbread can wait, and so can the tree;

Have a sense of achievement for all the CHO work we see.

The holidays aren't about push, rush, and shove;

They're for friendship and sharing and family love.

Happy festive season everyone – rest well we'll need it to press on next year

From the team at CHA: Scott, Chris, Angie and Gunda

New staff member for CHA



CHA would like to welcome Hope Simonsen who will be taking up one of the Senior Programme Manager roles, based in Auckland. Hope is an experienced property professional who has worked in community housing for over ten years. Her experience spans central Government, local Government and community. In her previous role as Principal Advisor - Housing for The Property Group, Hope worked alongside community housing organisations assisting with applications to the Community Housing

Regulatory Authority and providing a range of property advisory services. Hope also worked with local authorities on a number of housing projects. Prior to this, Hope held a range of senior roles within Housing New Zealand, including the delivery of the Crown's Housing Innovation Fund programme in Auckland. Hope is a member of the Australasian Housing Institute. She will commence her new role on 8 February, 2016.

Member news

- Congratulations to **Accessible Properties** who are to purchase more than 300 homes from Hamilton City Council. The 344 homes are currently tenanted by people in their retirement – this proposal means tenants will be able to remain in their homes.

Accessible Properties General Manager Andrew Wilson says, “We have a long history of supporting people who need good quality housing and we look forward to being able to extend that to more people in Hamilton. We are also committed to modernising and improving the newly acquired homes.”

- **Auckland Council**, has endorsed a recommendation from Panuku Development Auckland to enter into partnership with an undisclosed community housing provider to manage and further develop its portfolio of 1,412 homes for older Aucklanders. The partnership will be formally announced when the MOU is finalized. Public consultation will be carried out in early 2016.

Are you a CHP or a CHO?

Confused by these terms? Here’s our take on the distinction.

A community housing organisation (CHO) is any community-based housing service who shares the following characteristics:

- Not-for-profit organisation
- Representative of and engaged with the communities they work within
- Responsive to their tenants
- Have the goal of providing long-term, affordable and appropriate housing
- May have more than one service they provide in their community.
- May or may not receive Government funding.

Community housing providers (CHP’s) on the other hand, is the term we use when referring to organisations regulated under the Community Housing Regulations Authority (CHRA).

Do you agree? CHA’s style is to use the inclusive community housing organisation term for our members as widely as possible, and the narrower CHP term when it is relevant.

In the news

- New social housing places in Auckland have been announced. Expected to deliver 500 new houses under the IRRS scheme, Government have made provision for a \$10 million cash injection and leases for between 10 and 25 years. [See more here.](#)

- New Zealand is facing a growing population of homeless older people warns the Salvation Army in a new report. The organisation has released new research estimating that by 2030, 200,000

retirement-aged people won't own a house and will be unable to afford rent. Over the next decade, the numbers needing state help to cover their rent is expected to rise considerably: from 35,000 this year to 100,000 by 2025. [See more here.](#)

Proposed residential tenancy act amendments

On 3 December the Government introduced to Parliament the Residential Tenancies Amendment Bill and also released for consultation the associated proposed regulations for insulation and smoke alarms. The insulation requirements will apply to Government contracted social housing providers from 1 July 2016 and to other tenancies from 1 July 2019.

All landlords will need to disclose in tenancy agreements from 1 July 2016, the extent of insulation in their rental property. Smoke alarms will also need to be installed in all residential rental homes by 1 July 2016. Regulations will make landlords responsible for ensuring operational smoke alarms are installed in their properties, and tenants responsible for changing batteries and reporting faulty alarms.

The regulations on insulation and smoke alarms will be consulted on in parallel with the Select Committee process. Details on the quantity of insulation and number of smoke alarms required will be determined in the regulations. The regulations will also set under what circumstance a property can be excluded. **Consultation is open from Thursday 3 December 2015 and closes 11pm on Thursday 10 February 2016.** [Go here for information on the submission process.](#)

We would appreciate receiving your comments and submission on this Bill by 1 February. [Contact us here.](#)

CHA office closure

The CHA office will be closed between December 21 and January 5. As some staff are on leave over January, working reduced hours or focusing on catch-up work, there will be no newsletters until **4 February**.

Feedback on the newsletter

And finally – before the sleigh bells ring please take five minutes of your time and answer our short questionnaire on the CHA [newsletter here](#).

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