



EMAIL NEWSLETTER

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Newsletter 17 March, 2016

In this newsletter we have a focus on housing for older people.

Kay Saville-Smith talks about the impact of higher numbers of older people predicted to be renting in the future. And we have a profile of CHA member Abbeyfield whose focus is on providing housing for older people.

We also have an update from MBIE on the Awatea housing development in Christchurch and a look at the next stage in the Tāmaki redevelopment process. MSD have provided feedback on their youth housing survey and we look at the new community housing entity for tax exemption.

Older renter numbers predicted to climb

The high rate of home ownership in New Zealand is falling as the cost of housing and the accompanying debt loads deter potential buyers from taking the plunge, according to researcher Kay Saville-Smith.

It's not just affecting prospective first home owners either, as empty nesters shift out of large family homes and consider whether to buy again, rent, or move into retirement villages or rest home care.

The director of the Centre for Research Evaluation and Social Assessment, CRESA, is investigating the impacts of what will happen



Our Place: All New Zealanders well-housed



when higher numbers of older people shift into the rental market, as part of the Ageing Well National Science Challenge.

“The future of older people [will be] very different from their experience in the post-war.”

While that sector currently has high home ownership rates, that’s expected to rapidly change.

“It’s up in the region of 80 odd per cent of older households own their own home but that’s a legacy of the past.

“In the post-war period, New Zealand achieved some of the highest levels of home ownership in the world. We were certainly up in the late 70/early 80 per cent for the whole of the country. We’re now down to around 50 per cent for the country as a whole.” Ms. Saville-Smith says it’s a “huge fall”.

“I don’t think people have really grasped that probably around half of older households in the future, 20 to 30 years’ time, are going to be in rental.”

[Go here to read more.](#)

Flatting for older people

Abbeyfield’s uniqueness is their focus on housing for older people. Abbeyfield is a home and an answer to the needs of companionship, affordability and practical support to enable older tenants to live independently, with dignity.

Established in New Zealand in 1991 they are part of the international Abbeyfield movement. There are twelve houses over the country, one under construction, and more in the planning stages. You can read our profile on this CHA member [here](#).



This is a good opportunity to welcome new Abbeyfield Executive Officer, Susan Jenkins, who is replacing Chris Armstrong. Chris will retire on 31 March and we wish him all the best in his retirement.

Commenting on the appointment Abbeyfield chairperson, Peter Smale, says: "As an experienced professional with a comprehensive background in value-led organisations, Susan offers Abbeyfield a strong set of competencies, a clear values orientation and commitment to making a difference."

A look at Awatea development in Christchurch

In the last newsletter we included a link to an article on the Christchurch affordable and social housing situation. You can see this [article here](#).

The article listed HNZN as developing mixed-income, mixed-tenure housing in partnership with Christchurch City Council in Awatea. In fact it is the Ministry of Business, Innovation and Employment (MBIE) and we apologise for this error.

The first completed houses at the Awatea housing development were opened this morning by Building and Housing Minister Dr Nick Smith today.

The Awatea housing development will deliver a total of 238 homes once fully complete, with 40 per cent of those below \$400,000," Dr Smith says.

CHA is very pleased to see that 22 of the homes being opened today are priced between \$350,000 and \$390,000.

[Go here to read more about Awatea housing development and other developments in Christchurch.](#)

Transfer of social housing in Tauranga and Invercargill proceeding to Request for Proposal (RFP)

The Government announced today that, following the close of Expressions of Interest, four respondents have been invited to participate in the Request for Proposal stage for the transfer of approximately 1124 Tauranga and 348 Invercargill Housing New Zealand Corporation (HNZ) properties and tenancies to registered community housing providers.

The short-listed Respondents are the Pact Group for Invercargill, and Accessible Properties, Hapori Connect Tauranga* and Kāinga Community Housing Partners* for Tauranga.

The Preferred Bidder for each region is expected to be announced in the third quarter of this calendar year.

*Hapori Connect Tauranga consortium members are John Laing Infrastructure Fund, Pinnacle Community Housing and Brookfields Global Integrated Solutions.

*Kāinga Community Housing Partners consortium members are Morrison & Co, Trust House Ltd, Compass Housing Service Co, Programmed FM, Ngā Pōtiki a Tamapahore Trust and Tapuika Iwi Authority Trust.

[Read CHA's press release here.](#)

Beware dodgy invoices and emails

CHA member John Cook from Emerge, says look out for dodgy invoices:

"We received a trademarked renewal invoice the other day. We suspected this was a fraudulent invoice, did a little digging and spoke with ANZ. This has been confirmed as a fraudulent invoice. I don't know how many of you have registered trademarks, but if you do, please check carefully before paying your invoices."

Phishing emails

Computers, including those from a District health Board, have been receiving 'ransomware' attacks. The virus, known as 'Locky', has spread to hundreds of thousands of computers around the world.

Ransomware attacks restrict people accessing files on computers until a ransom is paid to the hacker.

Locky is transmitted to computers via a Word document and encrypts files stored on the computer's network until a ransom of Bitcoin is paid.

Locky and other Ransomware arrives by what is called a Phishing email, where an email arrives looking legitimate but is actually fake. Examples of these have come from most of the banks asking to check your account, or UPS about your parcel.

[Here is an article by Hewlett Packard on Phishing Tips - what to look out for.](#)

Thank you Richard Braae

A big thank you to Richard Braae, Director of Social Housing, for helping us connect the dots across MBIE, MSD and Treasury. We're sad to hear you're finishing up in this role this week. You've been a big help in navigating through these tricky waters. Your departure begs the question of what next. CHA has pushed strongly for greater cross ministry coordination, which Richard largely answered. Now the question is again relevant. Coordination is more important than ever and the need for a coordinated plan is critical if the reforms are to truly gain significant traction and deliver results. We're ready Government – but are you?

In the news

Solo mothers with young children are among tenants at a Christchurch state housing development where almost a quarter of homes have been contaminated with methamphetamine in the past nine months. The new development of 19 houses was built in June last year.

[Read more here.](#)

Tāmaki Redevelopment Company (TRC) update



The Tāmaki Redevelopment Company (TRC) was set up by the Government and Auckland Council. On 31 March approximately 2,800 state houses will be transferred from Housing New Zealand to TRC. Over the next 10 to 15 years the urban regeneration programme will see 7,500 new homes built in Tāmaki. These will be a mixture of social, affordable and private market homes.

Last week TRC announced the development partners for the Catalyst projects and small redevelopment portion of their work. Of this list two are CHRA registered community housing providers and three are CHA members. The list of 16 organisations includes: Investec, Ngai Tahu Property Ltd, Mike Greer Homes NZ Ltd, Fletcher Living, Te Ara Group Ltd, Milano International Ltd, New Zealand Housing Foundation, Ockham Residential Ltd, Creating Communities Ltd,

Accessible Properties, McConnell Property Ltd, Legacy Property, Rabobuild Ltd, The Housing Partnership, Horizon Housing, Isthmus.

CHA note that a wide range of organisations have been selected and, apart from the two community housing providers, includes local developers, iwi groups and international interests.

Our hope is that there will be chances for other community housing organisations to be part of the regeneration process through partnering, purchasing or leasing opportunities, contributing to the provision of housing across the continuum. Involving and partnering with the local community is important for this regeneration to ensure good outcomes for the people of Tāmaki and we would hope to see this demonstrated through housing solutions.

Community Housing Entity regulations adopted

On 24 February 2016 the regulations were adopted for the Community Housing Entity (CHE) form of tax exemption which was created on 14 April 2014.

The CHE exemption provides certainty for community housing entities that have been set up to provide housing or housing assistance for low income householders who may not otherwise be able to buy their own home. It provides both an exemption from tax on their income and also grants donee status. [Here is the link to IRD's guidance on applying the tax exemption](#)

We hope this finally resolves the uncertainty regarding tax and charitable status for our sector. Please contact [Chris Glaudel](#) if you have questions or concerns.

MSD youth housing survey

In January the Ministry of Social Development (MSD) gathered information through a questionnaire about the housing stability of young people and the impact it has on their ability to live independently.

MSD received 115 complete responses with Auckland, Wellington, Canterbury and Otago regions having the largest proportion of respondents.

Here is a summary of the key findings:

- There is a gap in the provision of suitable and safe housing options for young people in most parts of the country.

- Insecure housing strongly impacts young people's ability to attend, participate and engage in education and employment (92 percent of respondents agreed or strongly agreed) – consistent feedback was that if young people are worried about where they will sleep each night, they have limited ability to focus on study.

- The key factors that most impact a young person's ability to maintain stable housing are the cost of accommodation and relationship difficulties or breakdowns within families.

- The lack of living and housing skills is impacting on young people's ability to maintain stable housing. These include limited knowledge around their responsibilities under a tenancy agreement, relationship with flatmates, cooking meals, budgeting and paying bills.

The information gathered will help MSD's understanding of the current housing situation of young people in New Zealand and may assist with conversations with associated youth providers and any future policy work around these issues.

CHA hopes to provide a more comprehensive look at Government's response to the area of emergency housing and homelessness in the not too distant future. If you would like to provide us with some feedback on your experience or frustrations as a community housing provider on this area, [please contact us here](#).

Events

25 February to 11 May— Consultative seminars on proposed changes to the Incorporated Societies Act

Hui E is organising a series of consultative seminars to get feedback on proposed changes to the legislation covering incorporated societies. There are 25 seminars planned in eight cities. [Go here to read more.](#)

6-8 April: PrefabNZ CoLab

This is an event that highlights innovative construction methods, focusing on offsite/prefab projects brought to life by



international experts, local heroes, site visits, fun interactives and social events. CoLab is jam-packed with interactive site visits, provocative presentations and keynote conversations on inspiring projects from local heroes and international experts. It's all about fun provocation, interactive hands-on experience and future-forward innovative thinking. [See more here.](#)

29 April – 2016/17 World Habitat Awards applications due

The World Habitat Awards recognise innovative, sustainable and scalable solutions to key housing challenges facing communities around the world. They want to hear about projects that: • focuses on affordable and adequate housing • are in progress or have been completed in the last ten years • have been designed and/or delivered in close collaboration with the residents/local community [Go here for more information.](#)

10 May - Asset management professional practice seminar

This seminar will provide senior housing professionals the opportunity to exchange ideas and innovative practice methods to manage housing portfolios for sustainable stakeholder outcomes. The program for the event will be available soon, so please book the date in your diary. There are sponsorship packages and early-bird deals available. [Go here for more details.](#)

May 26: Government budget released

June 15- Auckland: Sustainable housing summit 2016

June 17- Christchurch

New Zealand Green Building Council event in Christchurch and Auckland. [See more here.](#)

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Level 1, Southmark House
203 Willis Street
PO Box 11543
Wellington 6142
Phone: (04) 385 8722