

ALL NEW ZEALANDERS WELL-HOUSED



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Newsletter 25 June 2018

In this newsletter we support the Auckland Homeless Count and encourage people to volunteer to undertake this important research. We query where the Methamphetamine report leaves Community Housing Providers and will provide updates as they happen.

Make it count

You may have heard about Auckland's Homeless Count that includes an anonymous survey of people living without shelter - in cars and on the street.

This vital work is carried out by **volunteers**. It was launched in Volunteer New Zealand Week, on the shortest day of the year, but it was probably just another long, cold and boring day for homeless people.

We encourage our Auckland folk to contribute their time to this cause. You have plenty of time as the deadline for registration is 17 August 2018 so no excuses!

The count is being held for three hours from 9.30pm Monday, 17 September until after midnight.

If you're keen to register please visit their [website](#).

MSD Contract Framework announcement

The Ministry of Social Development on 22 June announced a series of sector workshops to refine a new draft [Contract Framework](#).

CHA will be working alongside provider members and MBIE, the Community Housing Regulatory Authority, MSD Housing and Policy, and Housing New Zealand to refine a fit for purpose comprehensive housing contracting framework.

In announcing the work, MSD stated the new framework will:

- use clear and consistent terms and performance measurements for providers
- provide transparency and certainty, and foster collaboration
- reduce transaction costs and time for government and providers
- enable consistent outcomes measurement and over time, in conjunction with a new procurement model, enable benchmarking.

The new documents adopt an overarching Relationship Agreement which sets the tone and principles for how providers and MSD work together. Individual activities are then documented in Services Agreements for Income Related Rents (Capacity, Open Term and New Supply) along with Transitional Housing. The working drafts will be posted to our [website](#) on Wednesday 27 June.

Workshops to review the proposed documents will begin in July. CHA is organising provider participation and input for the review. We want to identify participants representing the range of organisational activities, geographies and services covered by the contracts to participate in the weekly workshops. Please contact [Chris Glaudel](#) to express your interest.

Progressive Homeownership

The sector can be proud of its history on Rent to Buy and Shared Ownership. Thanks to your responses to the Supply Survey, we know over 1000 families have been assisted since 1995, with nearly 800 homes currently delivered across Habitat for Humanity, Housing Foundation, Queenstown Lakes Community Housing Trust, Dwell, Marlborough Sustainable Housing Trust and Te Runanga o Kirikiriroa. We welcome Ngā Pōtiki a Tamapahore Trust into this space. Rent to Buy, with the longest history back to 1995, represents the largest component at over 550 homes, with Shared Ownership operational since 2008 delivering 280 homes.

We're convening a meeting with MBIE and MSD officials to showcase the value add when the community housing sector plays a leading role in delivering progressive homeownership. It's on Tuesday, 3 July, including presentations from Housing Foundation and Queenstown Lakes Community Housing Trust. Ian Mitchell is presenting initial research observations from his BRANZ-funded 'Alternate Tenures' research. Deloitte is facilitating the component of the workshop on taking it forward.

We are in touch with existing providers who are delivering in this space, and encouraging folks to also have a one-on-one discussion with officials. For this workshop, we've limited the invitations to those organisations currently delivering Rent to Buy and shared ownership in New Zealand.

There will be additional opportunities to join in this conversation, should Ministers and officials decide to progress this work further with our sector; there is always the risk that they'll come up with options that don't include us.

If we get the go-ahead, it opens up the door to wider conversations across the sector on how you would see it scaling up, and then encourage providers to meet to jointly develop what should be in the budget bid for 2019.

Charities Act Review

The Department of Internal Affairs is progressing the review of the Charities Act as announced on 24 May. A discussion document is anticipated to be released in October with consultation continuing to December. To provide input to the Department, a Core Reference Group of sector representatives is being established. Membership will be drawn from Charities Services' Sector User Group with additional appointees to ensure broad representation. If you have specific items you would like to bring forward, please email them to [Chris Glaudel](#), who participates in the Sector User Group. Chris will make sure the Core Reference Group is informed of our members' priorities. You can read more about the review on the DIA's [website](#).

Methamphetamine report - where does this leave Community Housing Providers?

The recent report on [Methamphetamine contamination in residential properties](#) by the Government's Chief Science Advisor Sir Peter Gluckman has been welcomed by many commentators as providing a clear, evidence-based approach to the levels of risk posed by the occupation of homes where Methamphetamine has been smoked but not manufactured.

The Report identifies that at the concentrations of 'contamination' identified in the current Standards New Zealand standard NZS8810-2017, that succeeded the Ministry of Health Guidelines, there is no likelihood of harm occurring, and suggests a much higher level (15 ug/100cm² – rather than the current 1.5ug/100 cm²) as the baseline above which remediation should be carried out.

The report also identifies the commonly used protocol of using composite samples is flawed as it results in higher reported levels by the aggregation of multiple samples into a single result.

The release of the report has resulted in social landlords, including HNZN, coming under fire for acting too hastily in evicting tenants in homes where even low levels of Meth were detected and carrying out expensive remediation costing tax-payers millions of dollars. As a result, HNZN [has rapidly changed its approach](#) to dealing with Meth contaminated properties and their tenants.

So where does this report leave Community Housing Providers? Should they follow the lead of HNZN, as some have already done, and take a much more relaxed approach to testing properties and evicting or relocating tenants where Methamphetamine contamination has been detected?

There is currently a Bill before Parliament, the RTA Amendment Bill (No 2), which previously included changes to the responsibilities and liabilities of landlords and tenants in tenancies affected by Meth. When passed, the Bill will authorise regulations to establish levels of contamination from smoking that will make the situation far clearer. It is worth noting that this Bill has been substantially amended, and now refers to 'contamination' more generally and removes many references to Methamphetamine explicitly.

Before CHPs decide a course of action, it is worth noting that Gluckman's report has no legal standing. Providers also need to keep in mind the current approach taken by the Tenancy Tribunal and Insurers. Until there are clear Regulations, it is likely that these

will not change. This means that landlords could still be held liable by the Tenancy Tribunal for homes exceeding contamination levels at the current guideline of 1.5ug/100 cm². Insurers will still base their coverage decisions on current guidelines of contamination and policies will still have a higher excess and place a ceiling on the maximum amount paid out in relation to Methamphetamine cases.

The only change we recommend at this time is to update your policies and procedures regarding testing to remove the protocol of using composite samples that are identified as inaccurate in the report. Once the law is changed and Regulations or guidance issued that clarify the legal limits and landlord responsibilities regarding Meth contamination, further changes can be made with confidence. We will provide updates to Community Housing Providers as the situation becomes clearer and will provide input into the consultation on any new regulations that are being drafted to ensure they are relevant and useful for community housing landlords.

Community Housing Aotearoa will revise our advice to housing providers once the situation is more clear. We continue to recommend CHPs seek to balance their role as social landlords with the aim of making tenancies sustainable with their risks and liabilities as landlords.

Marc Slade, Senior Programme Manager, CHA

Call for contributions - joint edition Parity and HousingWorks

Read the information on our website in the link below:

[September 2018 Marginal Housing Call for Contributions Joint Edition Parity and HousingWorks](#)

In the news

[The Nation: Housing Minister Phil Twyford](#)

[Proposals for KiwiBuild off-site factories to be sought](#)

[Overwhelming interest from developers in KiwiBuild](#)

[Thirty solutions to address Wellington housing](#)

[Home ownership dream, a reality for Ngā Potiki families](#)

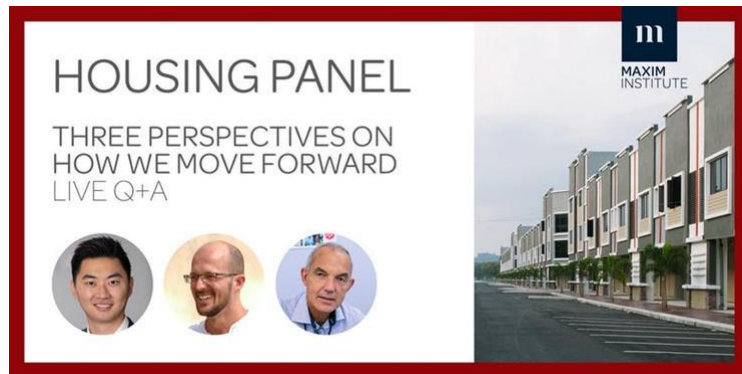
[Homeless count needs to be coupled with funding boost](#)

[Volunteers crucial for Auckland homeless count](#)

[Auckland's first region-wide homelessness count](#)

[Māori social housing provider learns the hard way on Hamilton housing project](#)

Housing Panel - 3 July, AUCKLAND



Click [here](#) to register.

2018 LGNZ Conference - 15-17 July, CHRISTCHURCH



The 2018 LGNZ Conference is fast approaching! If you haven't already registered for the 2018 LGNZ Conference there are still a few spaces left. Click [here](#) to purchase your tickets.

Emergence Aotearoa - Healthy Futures, 31 Oct-1 Nov, AUCKLAND



**13TH BIENNIAL
ASIA PACIFIC INTERNATIONAL
MENTAL HEALTH AND
ADDICTION CONFERENCE**



31 OCT - 1 NOV 2018, WAIPUNA HOTEL & CONFERENCE CENTRE, AUCKLAND, NEW ZEALAND.

Register for this event [here](#).

PrefabNZ Cluster - 27 June - TAURANGA



Members of the following Cluster whānau organisations are invited - NZGBC, NZIA, ADNZ, NZIQS, BOINZ, EngineeringNZ and NZCB. CPD points are available! Read more information [here](#).