

ALL NEW ZEALANDERS WELL-HOUSED



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Newsletter 25 January, 2018

Welcome to 2018 and our first newsletter for the year. Please take this opportunity to share this resource with your colleagues. Or better still, get them to sign up [here](#).

New possibilities – what’s on the cards for 2018?

What may now be possible that hasn’t been before? Lifting our sights and we hope you share renewed energy from a great summer break, here are two things to ponder:

1. **A fresh engagement with Housing New Zealand.** We are seeing a new openness from our colleagues at the crown CHP, which is a great opportunity to start the year with some fresh conversations. On the agenda is a learning and development programme, how CHPs and HNZA can partner in delivering new supply, and how we activate a regional development approach. Many of you may say ‘tried that before, didn’t work’. Let’s have another go.
2. **Opportunity to really lift children out of poverty by including housing costs.** While the calculation error by Treasury on 17 January is concerning enough, there is a definitions issue that is more concerning. [Take a look at the technical note in the Treasury release.](#) There is an opportunity for Government to look at the definition of the households covered by the policy, stated as “Defined as living in a household with an income less than 50% of the median equivalised household income before deducting housing costs”. [Read more about this here.](#)

Three events are coming up that we encourage you to attend.

- New Zealand Coalition to End Homelessness Hui – 21 February, Auckland
- Housing Matters: Delivering Good Medium Density Community Housing – Beacon Pathway and CHA – 1 March, Auckland
- Prefab NZ Colab event 7-9 March, Auckland

More details are below, with future events in other cities planned.

21 February 2018 - NZ
Coalition to End
Homelessness
Conference

Property Council -
Residential Development
Summit 21 February

1 March - Delivering good
medium density
community housing

7-9 March PrefabNZ's
CoLab 2018

Other ways to stay
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and research

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Community Housing Aotearoa briefing to incoming Ministers



Community Housing Aotearoa (CHA) provided Ministers Phil Twyford, Jenny Salesa, and Carmel Sepuloni with the [briefing 'Delivering Significantly More Homes'](#).

We put forward the community housing sector's commitment to significantly scale-up and work towards 'all New Zealanders well-housed' by 2030. CHA is meeting Minister Twyford on 30 January. Our shared goal is for community housing organisations committing to deliver 40% of the needed social and affordable housing delivery, starting with 1000 homes per year, and through settings that would foster exponential growth, to deliver 40,000 new social and affordable homes by 2030.

Christchurch City Council to provide a rebate for social housing development costs



Photo Kirk Hargreaves/Stuff

Registered community housing providers in Christchurch will now be able to access a \$1.5m scheme for development contribution rebates after the council passed this policy on 20 December.

Key points are:

Type of development: A social and/or affordable rental residential development that is required to pay development contributions is defined as: Not-for-profit housing programmes delivered by community housing providers, to help low income households and other disadvantaged groups to access appropriate housing. This can be of a supported nature such as emergency housing, or of a more general nature where low income in relation to housing costs may be the main issue.

Type of developer: A community housing provider that is either registered as such a provider with the Community Housing Regulatory Authority, or is a registered charitable trust, AND has as one of its objects the provision of social and/or affordable rental housing.

[More information is available on the Council's website.](#)

[Comcare Trust chief executive Kay Fletcher told Stuff News](#) in December that the trust had built 60 new units for single people over the past three years and had to pay the Christchurch City Council \$500,000 in development contributions.

"It adds quite significant costs to a small organisation," she told the council's social, community development and housing committee.

Government stops the sale of state houses



Photo: ROSS GIBLIN/STUFF

Housing Minister Phil Twyford, state house tenant Vinise Nysee, Prime Minister Jacinda Ardern, and Rongotai MP Paul Eagle cut a cake at the announcement at the first state home in Wellington

The Labour-led Government announced on 20 December to cancel the sell-off of state houses. [The Minister of Housing and Urban Development announced:](#) "This will stop the transfer of up to 2,500 state houses in Christchurch. Tenants in the suburbs of Shirley, Bryndwr and Riccarton had been told they were likely to have a new landlord by mid next year. "Community housing providers have an important role to play in housing those in need, but the first and last provider of public housing must be the state."

What do you think? Let us know.

Opportunity for social housing properties in Darfield, Canterbury region

Registrations of interest for 5, 7, 9, 11, 13 and 15 Ritso Street, Darfield in Canterbury

Selwyn District Council is seeking Registrations of Interest (ROI) from community housing providers with an interest in providing social housing within Selwyn. The properties are being offered individually, and registrations can be for one or more. Viewings of the properties will occur following ROI and will be held for one day only. [Please register your interest through the Gets website: \(GETS 19368008\)](#) by Friday 9 February at 5pm.

Research: Latest Demographia International Housing Affordability Survey

The Demographia International Housing Affordability Survey rates middle-income housing affordability using the “Median Multiple,” which is the median house price divided by the median household income. [According to the latest survey](#), New Zealand’s housing remains severely unaffordable with a median multiple of 5.8.

Moves to make building rules easier to access and understand

MBIE has launched a new building system search engine with five commonly used building standards, and a handbook, to help improve compliance with the Building Code.

The online search engine, [Building CodeHub](#) helps people locate the latest building rules and guidance information for designing and constructing buildings.

The sponsored standards and handbook, which can be accessed from the [Standards New Zealand website](#), are:

- **Design for access and mobility:** Buildings and associated facilities (NZS 4121:2001) - provides solutions for making buildings and facilities accessible to and usable by people with disabilities.
- **Housing, alterations and small buildings** contract (NZS 3902:2004) - a plain English standard building contract.
- **Thermal insulation** - housing and small buildings (NZS 4218:2009) - helps establish the levels of thermal insulation for houses and small buildings.
- **Interconnected smoke alarms for houses** (NZS 4514:2009) - provides information about the placement and audibility of smoke alarms.
- **Safety barriers and fences around swimming pools, spas and hot tubs** (NZS 8500:2006) - describes barriers for residential pools including ways to assess their strength.

• **Handbook on Timber-framed buildings** (selected extracts from NZS 3604:2011) - figures and tables to help design and construct timber-framed buildings up to three storeys high.

Urban kai growing initiative joins forces with Housing New Zealand



Photo MATTHEW TSO/STUFF

[The back lawn of Tracy Johnson's](#) state home has given way to neat rows of overturned soil in preparation for a new vegetable garden. She is the first person signed up to a programme which will have Housing New Zealand tenants growing vegetables in their backyards for themselves and others as part of the Urban Kai Network. Run by the Common Unity Project, Urban Kai seeks to facilitate 'intensive urban agriculture' in the Hutt Valley. Growers keep a portion of what they produce in their 'urban farms' and the rest goes to feeding the community.

Welcome to new members



In the news

- [High demand expected for Hawkes Bay pensioner rentals](#)
- [Partners sought for Northcote, Auckland HNZ development](#)
- [Complaints over Wellington rental prices](#)
- [Housing trust pledges 1,000 affordable homes for Queenstown Lakes District by 2028](#)
- [The hell that is renting as a single parent in Wellington](#)
-

Events

[Beacon Pathway – level 1 Certificate in home energy awareness](#)

1 February in Wellington

7 February in Tauranga

This is a level 1 course designed to help professionals and volunteers working with households to become better equipped to support their clients to achieve a healthy home. In this one-day course, participants will become aware of the main components of a healthy home and key issues related to energy use in New Zealand homes. Course participants will also learn when and where to refer clients to other services. This course is a pre-requisite to the Home Performance Advisor course.

21 February 2018 - NZ Coalition to End Homelessness Conference



The poster for the HUI CONFERENCE 2018 features a central image of a modern apartment interior with a balcony. The text on the poster includes: 'NZ COALITION to END HOMELESSNESS' with a logo, 'HUI CONFERENCE 2018' with 'WEDNESDAY 21 FEB' in a red box, the Māori phrase 'He whānau whare kore, he kai mate hau' and 'Addressing whānau homelessness', the location 'Auckland University of Technology City Campus Conference Centre - Sir Paul Reeves, WG Building', the main headline 'WELCOME BACK FROM YOUR HOLIDAY WELCOME TO 2018', and the registration information 'Not too late to register at www.nzceh.org.nz'. At the bottom, logos for the NZ Coalition to End Homelessness, Hui Conference partners, AUT, Auckland Council, Ministry of Social Development, and Te Puni Kōkiri are displayed.

[Register or read more here.](#)

Property Council - Residential Development Summit 21 February



RESIDENTIAL DEVELOPMENT SUMMIT 2018

Wednesday 21 February 2018 | Aotea Centre, Auckland

Aotea Centre, Auckland, More information [here](#).

[1 March - Delivering good medium density community housing](#)



Thursday 1 March 2018, 1.45pm-5.00pm, followed by drinks and networking

Medium density housing is rapidly gaining momentum throughout NZ as a way to deliver more affordable dwellings. When done well, medium density can provide quality, affordable and sustainable housing and liveable communities. Research is identifying what good practice medium density looks like, and new community housing developments are trialling medium density in real life. This Housing Matters event combines presentations with panel and discussion sessions, to explore the following themes:

- NZ sectoral issues and challenges
- Key aspects of successful medium density housing – tools to help
- Tenure / social mix / tenancy management
- Disruption and innovation
- What sort of density – how many storeys and what should it look like?
- Growing sector capability and examining better practice

[Register here.](#)

[Join with](#) other developers, investors, designers, building professionals, planners and policy makers to discuss the issues. This is a Community Housing Aotearoa, Beacon, BRANZ and The Policy Observatory event.

7-9 March PrefabNZ's CoLab 2018



Prefab^{NZ}
The fun, interactive and thought-provoking event that places you at the heart of innovative prefab + offsite construction.

CoLab 2018

When?
7th - 9th March 2018
Sir Paul Reeves Building,
AUT, Auckland

What?
An exemplary three days of global + local leaders in transforming the construction industry.

Wednesday 7th March CoLab Site Visits	Thursday 8th March CoLab Conference	Friday 9th March Member-Only Workshops
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More details at: prefabnz.com/Events/CoLab2018

CoLab is about modernising the NZ building sector - how to raise productivity with innovative design and construction methods. Speakers include:

- Hon Phil Twyford and Hon Jenny Salesa
- Mark Farmer, the author of 'Modernise or die': The Farmer Review of the UK construction labour model which has been a key driver in UK Government policy shift. Mark has nearly 30 years of experience and has become an influential commentator and thought leader.
- Rosie Toogood, CEO of L&G Modular Homes, previously Rolls Royce (think high-quality industrialised production) is giving an exclusive interview for CoLab and sharing lessons for NZand more.

[Earlybird registration closes 31 January](#)

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