



EMAIL NEWSLETTER

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Newsletter 26 November, 2015

Transfer of social housing in Tauranga and Invercargill

Government has announced the next stage in the transfer of HNZC housing in Tauranga and Invercargill.

They are seeking Expressions of Interest (EOIs) from organisations or consortia that can demonstrate the following:

- effective approaches for interacting with and supporting social housing tenants
- capability to enhance links across community-based social services to improve the outcomes for tenants
- efficient management and maintenance of social housing properties
- capability to reconfigure the portfolio of properties to better match current and future social housing need

The EOI process closes 9 February, 2016.

While there are a number of positive changes from the original Market Sounding documentation of September, CHA believes Government have missed the opportunity to get real outcomes for tenants and the community development component has been given insufficient weight. [Go here to read CHA's press release, see the transcript from the stock transfer session at the CHA-Impact Conference in October, and to read the EOI's.](#)

Our Place: All New Zealanders well-housed



A busy year for the New Zealand Housing Foundation

Nearly 1,500 people registered interest for housing developments with the New Zealand Housing Foundation this year and they have worked with 243 households on their waiting lists. With 385 homes built to date, another 391 homes will be built over the next few years.

But it's not just a numbers game. The outcomes for the families the Housing Foundation work with are what keeps them reinvesting in more community housing, whether it be through home saver, affordable rental, or shared home ownership. [Read more about these outcomes here.](#)



Best practice guide update

Koromiko Consulting have completed the first phase of the CHA Best Practice Guide (BPG) update. The report provides an analysis of the current BPG standards compared to the Community Housing Regulatory Authority (CHRA) performance standards. Marc Slade from Koromiko Consulting presented his findings during the CHA IMPACT Conference 2015 and [the full report is available here.](#) In general, the findings confirm a lack of alignment between the standards and a need to update the BPG in light of the growth and diversity of the community housing sector in New Zealand. Marc provides recommendations on how to increase the value of the BPG to support continuous improvement and meet regulatory requirements.

The next phase of this work is now underway. This will involve consultation with CHA members regarding the existing standards and

your input and ideas regarding areas for improvement. Revised standards meeting the CHRA requirements will be drafted for review and comment. In addition, your ideas about the recommendation to establish tiers of accreditation are sought. If you have ideas or comments that you would like considered during this phase, please **contact Marc Slade directly** or **Chris Glaudel**.

Investing in Māori housing



Te Puni Kōkiri
Māori Housing Network

The Māori Housing Network was established within Te Puni Kōkiri to help Māori individuals, whānau and roopu with practical support and financial assistance for a range of housing activities. In the 2015-16 financial year the Network will invest \$14.491 million into improving Māori housing circumstances, having taken responsibility for some funding from MBIE and with some increases in the May 2015 Budget. Read more about the network's investment strategy by going **[here](#)**.

In the news

1. While there is still substantial unmet need, CHA members are continuing to deliver new housing. Read about the **100th home completed at Waimahia Inlet**. **[See more here](#)**.
2. A key news item from the last two weeks was the Salvation Army report on homelessness in Auckland – **Invisible in the supercity**. This research showed of 1,202 people seeking assistance from Salvation Army and Catholic community services, 47 per cent (568) of the homeless were children, some of whom were living in cars, garages, camping grounds and emergency housing. **[Read more here](#)**.
3. The People's Project in Hamilton is having real success housing homeless people in Hamilton using a Housing First approach. **[Go here to learn more](#)**.

4.

Improving fire safety regulations for supported housing

New fire safety guidance and a code of practice are being developed by the working group involved in a project to improve fire safety requirements for the supported housing sector. The project is one of 14 in the Ministry of Business, Innovation and Employment's Fire Programme, which was launched in July 2015 and involves working in partnership with all in the sector to improve the effectiveness of the fire regulations.

Each of the programme's 14 projects look at specific areas of fire regulation. The Fire Safety Requirements for the Supported Housing Sector project is aimed at ensuring any changes made to the fire regulations produce living arrangements for people in supported housing that afford an adequate level of fire safety reflecting residents' needs. At the current stage of the project, the working group has commissioned a design guide to allocate a building's fire safety measures, and a code of practice for outlining a building's management procedures. "With vital input from different parts of the supported housing sector including service providers, these resources will be developed to work interdependently and are being created with the safety of building occupants foremost in mind," says fire engineer Michael Belsham. "They are intended to give equal consideration to the safety of residents, the management procedures used by service providers and the duty of care of building owners."

Read more about the [Fire Programme here](#).

Please note that no definition of supported housing is included in the material but refers to housing where there are on-site support workers and where tenants may need assistance to exit the building in the event of a fire.

Changes to the Incorporated Society and Charities Acts

- The External Reporting Board (XRB) has introduced a new financial reporting framework that will affect all registered charities in 2016. They relate to the size of the charity and the

recording of revenue. Make sure you are collecting the data you need to meet the new reporting requirements. [Read more here.](#)

- A new Incorporated Societies Act has been drafted with submissions closing on 30 June 2016 and legislation expecting to be enacted in 2018. A number of changes are proposed but there will be a long transition period for incorporated societies to meet new requirements. If you are interested in [more information go here.](#)

Request for Proposals – Auckland Income Related Rent Subsidy (IRRS) places

The Ministry of Social Development (MSD) seeks to engage providers to deliver additional IRRS housing services in Auckland from November 2016. The aim of these services is to provide additional social housing places in the high demand Auckland market for prospective tenants from the MSD Housing Register, over and above the current availability of social housing places.

MSD seeks to purchase these additional IRRS places under different, more tailored contractual arrangements than those used for existed IRRS contracts in order to help promote the supply of social housing in Auckland. An additional 1,000 social housing places are sought in Auckland by June 2018. This is likely to require a number of proposals to be submitted of varying scale from multiple parties. MSD has recently appointed an Auckland based Social Housing Supply Team who will work with the market to develop proposals that will meet this demand. The link to the GETS site with full details is at:

www.gets.govt.nz/MSD/ExternalTenderDetails.htm?id=17027338

Research

- **New research from the Citizens Advice Bureau shows a 100% increase in enquiries between 2010 and 2015 for emergency accommodation.** CAB enquiry data gathered from July 2010 to June 2015 reveal an increasing number of enquiries about emergency accommodation and show that a disproportionately high number of these enquiries come to us from Māori and from people under the age of 30. [Read the report here.](#)

• **Reintegrating ex-prisoners: Housing provision and support in**

New Zealand: Grace Gordon is a student at the University of Auckland currently working on a small research project around housing for ex-prisoners. She is interested in examining the nature and extent of current specialist housing provision and support for people who have been in prison. Grace is looking for organisations and individuals that she can interview for this research. More detailed information on the research is [attached here](#) and you can contact [Grace here](#).

• **Understanding decision-making in the not-for-profit housing**

sector: longitudinal and comparative components Not-for-profit (NFP) housing organisations in Australia have grown and become 'hybrid' organisations that blend public, community and market goals: for example many seek to cross-subsidise housing for their low-income client base by providing market-priced housing. However, continued Government support is necessary to sustain the sector's development. [See more on this AHURI research here](#).

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