



## EMAIL NEWSLETTER

### TABLE OF CONTENTS

- [28 April 2016 Newsletter](#)
- [Home truths in Auckland's housing](#)
- [Draft best practice standards](#)
- [Residential Tenancies Amendment Bill & Regulations – update](#)
- [New legislation on asbestos use](#)
- [Health and Safety 2016 – are you looking for templates?](#)
- [Joint Community Housing Aotearoa/Australasian Housing Institute: 2016 Professional Development Calendar - as at 13 April](#)
- [In the news](#)
- [Latest AHURI research: Indigenous lifeworld's, conditionality and housing outcomes \(March 2016\)](#)
- [Free insulation for Auckland-based community housing providers](#)
- [Gimme Shelter campaign](#)

## 28 April 2016 Newsletter

### Home truths in Auckland's housing



Auckland renters are facing bleak times with steep rent rises looming as a result of the city's housing crisis. CORT Community Housing Chief Executive Peter Jeffries says over the past five years half of Aucklanders have experienced huge increases in the value of their properties, while the other half face increasing unreasonable and unaffordable rent rises. "Auckland is becoming a divided and truly inequitable city," he says.

[Read more here.](#)

### Draft best practice standards

- **Events**

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



CHA is pleased to provide the draft updated **Best Practice Standards** prepared by Koromiko Consulting, for member review and feedback.

Marc Slade from Koromiko has updated the standards to align with current best practice. The proposed standards are designed to meet the requirements of the Community Housing Regulatory Authority - Class 1 Social Landlord. Additionally, the overlap with **Social Sector Accreditation Standards** are identified. Our intent is to assist members on the pathway to accreditation, to understand how existing documents can fulfil multiple purposes.

The **Best Practice Standards** were last updated in 2011. A lot has changed in New Zealand community housing since that time. This update reflects the new environment in which members operate. Based on feedback from previously accredited members the new standards remove overlap between sections. The draft standards focus on the outcomes resulting from a culture of continual best practice attainment. We believe they will provide a strong foundation to assist members to benchmark and improve their practice, whether or not they choose to pursue accreditation.

**Go here to see the draft Best Practice Standards.** Please review these and provide your feedback **here to Chris by May 31.**

## **Residential Tenancies Amendment Bill & Regulations – update**

Cabinet has now agreed the proposed regulations that will come into effect from 1 July 2016 for community housing organisations. Information about the regulations are on the Ministry of Business, Innovation and Employment website.

- **Go here to see the minimum requirements for insulation**
- **Go here for minimum requirements for smoke alarms**

### **Progress of the Residential Tenancies Amendment Bill**

The Social Services Select Committee has considered the Bill and reported back to the House with its recommendations. The Committee received 706 written submissions and heard 57 oral submissions. Having considered the submissions the key changes to the Bill proposed by the Select Committee are:

- That there be higher maximum payments for two unlawful acts in the Act: where a landlord fails to comply with their responsibilities regarding smoke alarm and insulation requirements (increased from \$3,000 to \$4,000); and where a landlord issues retaliatory notice to tenants who ask landlords to comply with their legal obligations (increased from \$2,000 to \$4,000).
- That landlords be given a specific power of entry to install smoke alarms and insulation in the same way that landlords can have the power of entry to do repairs and maintenance.
- That the Bill be amended to allow for regulations about any associated material related to insulation in the ceilings, floors, or walls, which could help improve the performance of insulation.
- That for buildings where the insulation details are unknown and the landlord has made all reasonable efforts to obtain the required information, they are able to make a statement to this effect.
- That although landlords should install smoke alarms and replace them when they break, tenants will be responsible for replacing batteries.
- That proceedings before the Tenancy Tribunal can be commenced online, and to enable records to be stored and retrieved electronically.
- Further information about the contents of the Bill in its current form is contained in the Questions and Answers document in the list below.

You can see the text of the [Bill that was reported back here](#):

The Bill is awaiting its second reading in Parliament. Accompanying the Bill will be an information and education campaign that will promote the new smoke alarm and insulation requirements, as well as provide information about other existing requirements, remedies available to tenants, and ways to prevent dampness and mould.

CHA is disappointed that the Bill did not go further by introducing a housing Warrant of Fitness and a performance-based approach to insulation, heating and ventilation. The Bill still leaves the onus on the tenant to lodge a complaint – not what submitters asked for. The high number of submissions clearly supported further action, including from landlords. So while it's a step forward, as a country we've missed yet another opportunity to take a quantum leap forward in improving housing quality.

## **New legislation on asbestos use**



Under the Health & Safety at Work (Asbestos) Regulations that came into force on 4 April Government have recognised the need to control asbestos in the workplace. The new regulations contain a number of significant changes from the pre-existing measures including higher penalties for non-compliance and new due diligence obligations. Gerard Ball of Babbage Consulting has prepared an article on these that you can read [here](#).

## **Health and Safety 2016 – are you looking for templates?**

Thanks to our colleagues at Community Networks Aotearoa who have published a set of four templates on their website:

- 1) Health and safety policy
- 2) Governance health and safety policy
- 3) Hazard register
- 4) Hazard notification

[Go here to see more.](#)

**Joint Community Housing  
Aotearoa/Australasian Housing Institute: 2016  
Professional Development Calendar - as at 13  
April**

Month/Date	Event	Location
<b>May</b>		
<b>tbc</b>	AHI: Networking Event – P-Labs	Wellington
<b>28</b>	CHA: Social Housing Finance	Auckland
<b>28</b>	AHI: Networking Event – Alan Johnson	Auckland
<b>July</b>		
<b>13</b>	CHA: Best Practice Guide to Accreditation (first of two)	Auckland
<b>26 tbc</b>	AHI: Professional Practice Seminar- Tenant Participation & Engagement	Wellington
<b>27</b>	CHA: Social Housing Finance	Wellington
<b>August</b>		
<b>11</b>	CHA: Best Practice Guide to Accreditation (second of two)	CHCH
<b>23</b>	CHA: Social Housing Finance	CHCH
<b>23</b>	AHI: Networking Event	CHCH
<b>November</b>		
<b>29 tbc</b>	AHI: Professional Practice Seminar: Mixed Tenure	Auckland
<b>29</b>	AHI: Networking Event	Auckland
<b>December</b>		
<b>tbc</b>	AHI: Networking Event – Christmas	Wellington

Go here for any **CHA events** and here for **AHI events** and see below for other events such as the Green Building housing summit.

## In the news

- **Survey results highlight significant housing stress in the Queenstown rental market.**
- **Te Rūnanga o Ngāi Tahu open housing in Addington, Christchurch with tenancy management to be undertaken by community housing organisation, Comcare.**

## Latest AHURI research: Indigenous lifeworld's, conditionality and housing outcomes (March 2016)

For managers of social housing and Indigenous tenants knowing 'the rules' is important, but there is confusion as to what the rules are, who they apply to and just what they mean? Newly released AHURI research shows that tenants, government housing providers and Indigenous organisations are often seeking different outcomes from social housing, which leads to considerable misunderstanding and diversity of views.

**[See the research here](#)**

## Free insulation for Auckland-based community housing providers

EECA's Warm Up New Zealand: Healthy Homes programme offers free ceiling and underfloor insulation to community and social housing properties with tenants who have a higher risk of health issues caused by cold, damp housing.

Your organisation may be eligible for free insulation if:

- You own or lease the property from private landlords for the purpose of providing community or social housing (excludes properties leased from Housing New Zealand)
- Your clients have or are eligible for a Community Services Card, and:
  - your homes are occupied by someone under 17 years or over 65 years or
  - someone in your house has health needs related to cold, damp housing
- Your home needs to have been built before January 2000.

To check your organisations eligibility please call GreenStar Energy Solutions on 0800 789 276. For more details email [here](#).

This might be a good way for many community housing organisations to leverage private landlords to enter into leasing.

## Gimme Shelter campaign

GIMME  
SHELTER.  
AOTEAROA



Social entrepreneur, James Crow, has launched the Gimme Shelter Pledge Me campaign to raise at least \$20,000 to develop the Homeless And Rough Sleepers Health (H.A.R.S.H) survey for roll-out on World Homeless Day on October 10th this year. He sees the lack of good data on this issue to be one

of the reasons homelessness is not being addressed. [Go here for more information.](#)

## Events

**29 April – 2016/17 World Habitat Awards applications due**

**10 May - AHI Asset management professional practice seminar**

**May 26: Government budget released**

**June 9- AHI event- Affordable and social housing – exploring the relationship of affordable and social housing**

**June 15- Auckland sustainable housing summit 2016**

**June 17- Christchurch sustainable housing summit 2016**

**June 23 - AHI: Tenancy participation and engagement Brisbane**

**July 5- AHI: Innovations in social housing**

**24-26 July - Local Government New Zealand Conference- Dunedin**

**28-29 July - Affordable housing development summit in Wellington**

**29-1 Oct National Maori Housing Conference Tauranga - save the date**



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