

Community Housing Aotearoa Newsletter 29 June 2017

Christchurch stock transfer - short list announced

Last week three community housing provider consortia were announced as the short-listed providers to present formal proposals for the 2500 Housing New Zealand properties and tenancies in Christchurch. You can find the short list and Community Housing Aotearoa's [press release here](#).

New Standard introduced for methamphetamine testing



Standards New Zealand has today released NZS 8510:2017 testing and decontamination of methamphetamine-contaminated properties, which will provide industry guidance on good practice methods in the testing and clean-up of methamphetamine contamination in houses.

After seeking expert advice on exposure risk from Environmental Science and Research Ltd (ESR) and The Ministry of Health, and reviewing a large number of public comments on a draft of this standard, the committee has decided to set the maximum acceptable level of methamphetamine in an affected property at 1.5 µg/100 cm² after decontamination which is greater than the Ministry of Health 2010 guideline value of 0.5µg/100 cm² for properties used as clandestine laboratories. [You can find the standard here](#).

Why our current system can't deliver affordable housing- a builder's perspective



At the recent Community Housing Aotearoa IMPACT 2017 conference in Wellington, Mike Fox provided a short presentation outlining why the construction industry is finding it impossible to supply affordable housing. Mike says that without political ownership or a major overhaul of the current regulatory processes, affordable housing

will never be delivered. [Here is his address which summarises the housing development industry's 30 year journey to unaffordability.](#)

Ending homelessness



At our recent community housing conference in Wellington ([CHA-IMPACT 2017](#)) we were joined by Nan Roman of the US National Alliance to End Homelessness. She talked about the US efforts to cut homelessness and what she had to say was highly relevant to New Zealand.

[Read the article here.](#)

Housing policy debate



On June 7 representatives from political parties were invited to a debate on how to see all New Zealanders well housed. Hosted by Community Housing Aotearoa, Te Matapihi, The Salvation Army, NZ Council of Christian Social Services, Platform and Prefab NZ, the debate focused on what is required to end the housing crisis in New Zealand.

Expert commentators included Hurimoana Nui Dennis, from Te Puea Marae, Major Campbell Roberts of the Salvation Army, Philpa Howden-Chapman, He Kainga Oranga/Housing and Health and Stephen Selwood, of Infrastructure NZ, and moderated by Garry Moore. Politicians attending were Peter Dunne, United Future; Phil Twyford, Labour Party; Marama Davidson, Greens; Dennis O'Rourke, New Zealand First; Geoff Simmons, The Opportunities Party, several parties declined attendance.

[You can go here to see the full debate.](#)

SCOOP NZ Hivemind on housing - have your say



Have you been onto the [Scoop Hivemind](#) to have your say on housing yet?

It's easy to vote by agreeing, disagreeing or passing on the statements presented in the box at the bottom of this page and a new statement will be presented each time you vote.

Explore clusters of opinions by clicking on each of the groups in the visualisation below the voting box and clicking through the comment numbers for that group. If you feel that a perspective is not represented, add a comment for others to vote on.

There's also been some interesting articles posted including one on [David Rutherford's presentation](#) at the CHA-IMPACT conference – housing as a human rights issue. [And Alison McCulloch looks at Prof John Tookey of AUT's paper "The mess we're in."](#)

Hold the date – Community Housing Aotearoa AGM 24 October 2017 in Wellington



Social housing transfer in Tauranga

Accessible Properties Limited took over responsibility for former Housing New Zealand homes and tenancies in Tauranga earlier this year for an initial 25-year term. While tenants now have a different landlord, these homes remain social houses and tenants' rent and rights remain as they were before the transfer. Government have stated that there will be 153 more social housing places in Tauranga as a result of the transfer and Housing New Zealand will use the transfer proceeds to build more social houses in areas of most demand. [Read about the other gains, the Capacity Contract and Sale and Purchase Agreement from this transfer here.](#)

Research

1. Housing prices relative to consumer prices – an analysis by Brian Easton May 2017

Housing affordability has occupied news headlines in New Zealand for several years now. In this short report, economist Brian Easton explores some additional measures to establish whether housing is, indeed, less affordable than previously. Using Reserve Bank of New Zealand data from 1962 until 2016, he compares house price changes to changes in the Consumer Price Index, a measure of general inflation that does not include house sales. This report reveals the extent to which housing inflation is out of step with general inflation, including some surprising periods of rapid change. Brian Easton also considers the prospect of house price deflation or stagnation, using historic trends as a guide. [The report finishes with an exploration of other measures of housing affordability.](#)

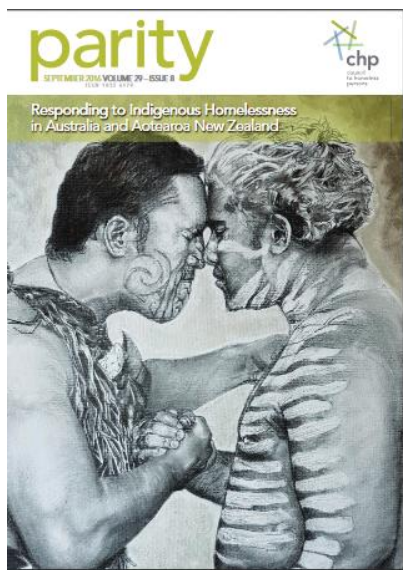
2. State of the State 2017 – Deloitte

International and domestic experience has taught us how precarious our wellbeing can be and this report prepared by Deloitte shows that New Zealand households are facing numerous challenges, housing being a key feature. The emphasis on resilience is particularly useful given the role of health, education and housing in helping households absorb and adapt to the global and systemic trends that the next generation is likely to face. [Read more here.](#)

3. Social Housing Valuation report 2015

The baseline 2015 Social Housing Valuation (SHV) Report of social housing provides a benchmark for the Ministry of Social Development (MSD) to track progress and measure how effective new initiatives, policy and projects have been at helping those most in need. It captures the first full year that MSD has had responsibility for social housing and builds on information from similar annual benefit system valuations. [A breakdown of the reports can be found here.](#)

Calling for contributors for the Parity edition of Homelessness in Aotearoa New Zealand October 2017



Parity is a publication of the Victorian Council to Homeless Persons (CHP) and the national homelessness publication in Australia.

The aim of this edition is to develop an up-to-date, comprehensive and detailed resource for all those working to respond to homelessness in Aotearoa, whether they are working in government policy, homelessness, mainstream government services, Māori or community housing, universities, or other research bodies.

With the intention of documenting our progress to date, the edition will also discuss where further focus may be needed, while highlighting important innovations, analysis and research that can show us the way forward. [You can download the call for submissions, relevant back editions and some information about sponsorship here.](#)

In the news

- [Green homes rise 10-fold in New Zealand since 2015](#)
- Why are home ownership rates among Māori and Pasifika plummeting? [Kathryn Ryan talked to Te Matapihi's Rau Hoskins and Inez White on Radio NZ about why this is happening and the home ownership programmes that are making a difference.](#)
- [Wellington's Mayor's Housing Taskforce report released today](#)
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Events

6 July AHI - Tenant participation and engagement workshop Hamilton

[link to programme](#)



Local Government NZ conference

23 to 25 July, SKYCITY Convention Center, Auckland

[Creating pathways to 2050: liveable spaces and loveable places](#)

[30 August Christchurch AHI - 'Anti-Social Behaviour' Management](#) - This workshop looks at good practice in managing challenging behaviours in a social housing context

Property Council NZ conference



[Melbourne 13-15 September](#)

AHI Asset Management Professional Practice Seminar

27 October – Auckland

- New asset management strategies and programs, system enhancements
- Challenges and benefits of divesting asset management to community sector
- Current thinking on maintenance standards / condition assessment / resource allocation
- Asset management challenges when you don't own the asset
- Long term maintenance planning with short term leases • Partnerships for asset growth

[Register here.](#)