



EMAIL NEWSLETTER

TABLE OF CONTENTS

- [Dear Colleagues](#)
- [MSD Social Housing Purchasing Intentions](#)
- [CHA offers support to TRC on Regeneration in Tamaki](#)
- [Tax Matters Bill Submission](#)
- [Charities Services](#)
- [Update: Changes to the Register – CHRA](#)
- [Reminder – Emergency Housing Survey due May 1](#)
- [New Tenancy Management Website](#)
- [CHA Member Profile - Tauranga Community Housing Trust](#)
- [CHA Members Directory](#)
- **SAVE THE DATE:**
- [Green Building Council events](#)
- [Beacon Pathway Information Evening - North America Medium Density Housing Tour](#)

Dear Colleagues

MSD Social Housing Purchasing Intentions

As reported in our last newsletter, MSD released its first Social Housing Purchasing Intentions document on 15 April. The purpose of the document is to provide “up-to-date information about the social housing market and MSD’s purchasing intentions, to support housing providers to make investment decisions”.

We have now had the time to review the information provided and encourage you to do the same. Please dig into the detail and let us (and MSD) know what you think. You can find the information on the MSD website [here](#).

While the size of the document may seem daunting, this is because it provides a review of prior actions and announcements in addition to the new material on their purchasing intentions. For those who have been diligently following announcements over the past 6+ months you can focus on a few key sections that we have identified [here](#). For those who haven’t been able to keep up with the flow of information the document provides a good compilation of information to date.

For everyone concerned about social housing, the sections identified [here](#) are key areas to review and provide feedback to CHA and also directly to MSD.

CHA offers support to TRC on Regeneration in Tamaki

Ownership and management of approximately 2800 Housing New Zealand Corporation (HNZC) properties at Tamaki will be transferred to the Tamaki Redevelopment Company (TRC) to encourage regeneration of the area, Finance Minister Bill English and Housing Minister Dr Nick Smith announced earlier today.

CHA welcomed the announcement and said moves to transfer Housing New Zealand properties to Tamaki Redevelopment Company (TRC) is a positive step forward in the bid to achieve better outcomes in Tamaki.

Read our full press release [here](#).

Tax Matters Bill Submission

CHA has submitted a letter outlining sector concerns on the Taxation (Annual Rates for 2015-16, Research and Development, and Remedial Matters) Bill 2015. Thank you to those members who provided their comments and issues of concern. We also appreciate the expert advice from Steve Thompson and Aran Bailey from Deloitte.

The submission can be found [here](#).

Charities Services

Charities Services has been conducting workshops regarding the new reporting standards which came into effect after 1 April 2015. The reporting standards are set by the External Reporting Board (XRB) which is responsible for developing and issuing accounting standards. Although the standards came into effect on 1 April 2015, they will only apply to a charity's first full financial year that starts on or after 1 April 2015. There are now four tiers for reporting, depending on the size of the charity:

Tier 1 – annual operating expenditure over \$30 million;

Tier 2 – annual operating expenditure great than \$2 million and below \$30 million;

Tier 3 – annual operating expenditure below \$2 million;

Tier 4 – annual operating expenditure below \$125,000 and cash-based accounting.

Full details on the new reporting requirements for each Tier including the Standard, guidance notes and template can be found on their website [here](#).

Update: Changes to the Register – CHRA

The renewal period for “deemed registered” providers passed on 14 April. The latest CHRA Register shows some organisations did not renew, while new organisations have been registered. As a recap:

Deemed Registered April 2014: 33

Newly Registered 4/14-3/15: 5

Total for month ending 03/15: 38

Deemed Registered renewed: 22*

Newly Registered 4/14-3/15: 5

Newly Registered in April: 2

Total for month ending 04/15: 29

*One Deemed Registered entity which registered an affiliate in its place for business purposes is counted in this total

What is it saying that we have 9 fewer registered providers a year after the regulatory authority is in place?

- Is it too expensive to comply, with too little return?
- Are the IRRS settings not yet compatible with an organisations portfolio?

- Are additional classes of registration needed to serve as a better fit with the organisations local housing need?
- Is there a partnership where another collaborative partner fills the requirement for a “CHRA registered CHO” such that the other partners don’t need to be registered?
- Did organisations restructure, and register a new legal entity following a transfer of assets?
- Other reasons?

We are keen to hear from you – What feedback should CHA be offering to CHRA? We’ll be asking CHRA the same question as to what feedback they would like to provide to the sector, and offer that in a future newsletter.

We note that the following Deemed Registered did not appear to renew:

- Abbeyfield
- Chinese New Settlers Trust
- He Korowai Trust
- Te Ngati Hinewera Trust
- New Zealand Housing Foundation
- Te Kotuku ki te Rangi Charitable Trust
- Te Urumingi Whanau (Ahu Wheenua) Trust
- Te Ahikaa Roa Trust
- Aupouri Property Limited
- Te Runanga O Ngati Kahu (ki Tauranga)
- Incorporated Auckland and Onehunga Hostels Endowment Trust

Anticipating that one of the reasons is the high cost to document the necessary policies and procedures, CHA has requested funding support for the coming year to provide an enhanced set of services to organisations seeking registration. We hope to have more to report on that by July.

Reminder – Emergency Housing Survey due May 1

The Ministry of Social Development review of the funding arrangements for emergency housing and is seeking input from emergency housing providers and other interested groups (such as organisations who provide services to people in emergency housing) to get a better understanding of the pressures facing the emergency housing sector. The closing date for the survey is Friday 1 May and the link to the survey and other information about the funding review is [here](#).

New Tenancy Management Website

A new tenancy services website designed to be a one-stop shop for all tenancy-related advice, information and education was launched on 23 April. The site contains information for both tenants and landlords. Topics include Starting and Ending Tenancies; Rent, bond and bills; Maintenance and Inspections; Unit Titles; Disputes; and Forms & Templates.

CHA Member Profile - Tauranga Community Housing Trust

Tauranga Community Housing Trust (TCHT) was founded in 2003 in response to concern about the growing lack of affordable, appropriate housing for local disabled people. TCHT operates in the Tauranga area and Western Bay of Plenty Region and now assists a broad range of people, mostly working with individuals and families with complex health, disability, financial and/or social needs in addition to a serious housing need.

Read the full member profile [here](#).

CHA Members Directory

If you are a CHA member and have chosen to have your organisation listed on the [CHA website Members Directory](#), please check that your details are correct [here](#) and send through any additions or changes that you would like made to comms@communityhousing.org.nz

SAVE THE DATE:

Green Building Council events

The Green Building Council has announced Green Room events coming up in Wellington (21 May) and Christchurch (3 June) - details can be found [here](#). The Wellington event in particular has a strong residential focus where they will give an update on the Latest research from He Kainga Oranga (HKO), the Housing and Health Research Programme and the £1 billion development in North West Cambridge, UK. While the Christchurch event has a more commercial focus, it also includes Julie Villard, Architect at Bob Burnett Architecture and Homestar Assessor covering aspects of a recently completed home which attained a 9 Homestar design rating. Topics to be discussed include the overall design, unique details and the challenges that were faced.

Beacon Pathway Information Evening - North America Medium Density Housing Tour

Come along and find out about Beacon's July 2015 study tour to Vancouver, Seattle and Portland, viewing successful examples of medium density development, mixed use and affordable housing. These three cities face similar housing crises to New Zealand and have adopted new ways of increasing density and funding denser development while maintaining and building strong communities.

Wednesday, 6 May 2015 from 4:30 PM to 6:00 PM (NZST)
CCANZ office, Level 8, 142 Featherston Street, Wellington.

Find out more [here](#).

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