



EMAIL NEWSLETTER

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31 March 2016 Newsletter

One-stop shop for data on community housing starts this quarter

The new **housing supply data survey** will build on previous, sporadic research to show what is being provided by the community housing sector.

Developed by CHA, MSD and CRESA it will be updated quarterly through the CHA website to document the change in the number of homes provided by the sector. MSD will incorporate the results to inform its purchasing intentions for social housing places. This survey will also seek to understand where future affordable housing supply is needed.

This on-going approach will allow us the time to reach out to organisations that have not previously reported. It will document growth resulting from stock transfers from Housing New Zealand and local authorities so that increased provision by community housing organisations is not confused with an increase in the overall supply of housing.

Involvement in this survey is voluntary- but we hope all community housing organisations will participate so that the data is robust and future supply is accurately recorded.

All community housing organisations will be contacted individually with detailed information by mid-April. Please note the following timeline:

- The first survey will collect data as of the quarter ending 31 March 2016.

Our Place: All New Zealanders well-housed



- Outreach and assistance to providers will commence in mid-April.
- The first report provided in June.
- The second quarterly survey will be timed with the quarter ending 30 June 2016.

For more information contact [CHA here](#).

Improving fire safety requirements for supported housing

CHA is working with MBIE, HNZC and the New Zealand Disability Support Network to develop a design guide and code of practice for improving fire safety in supported housing.

A brief has been developed by the working group that gives equal consideration to the needs of residents, the management procedures used by service providers and the duty of care that applies to building owners. This brief is being circulated amongst working group members for feedback before a suitably qualified person or organisation is selected to produce the guide and code of practice.

“In developing the brief, one of the key considerations is sector involvement and direction,” says Chris Rutledge, Fire Programme Project Leader.

“It’s important to establish a partnership between MBIE and this wide and diverse sector to oversee the guide and code of practice.”

The two peak bodies in the sector, Community Housing Aotearoa and the New Zealand Disability Support Network, along with Housing New Zealand Corporation, have expressed their willingness to oversee the design guide and code of practice in partnership with MBIE.

Representatives of the three bodies and MBIE will now develop a Memorandum of Understanding for overseeing the guide and code of practice. “The Working Group will continue to address these issues, working with the sector to provide better guidance on the requirements for fire safety in supported housing.

“Everyone has a right to feel safe in their own home, and any measures taken as a result of this project must reflect that need.”

Have you signed up for the making homes happen website yet?



The **Making Affordable Homes Happen** website in Auckland brings together information on current and proposed activities to deliver affordable housing in the Auckland region. As new projects are developed, such as the **130 Hobsonville road project here**, they are posted onto the website as an example of how to develop affordable housing; what the Auckland City Council requirements are; who is the community housing sector; and answers questions on developing affordable homes.

[Click here to subscribe to website updates for latest news and/or case studies.](#)

Best practice guide update

The new draft best practice standards for community housing are nearly complete! Koromiko Consulting is preparing these to reflect the new reality of New Zealand community housing provision. The first cab off the rank is a set of core standards aligned with CHRA Class 1 Social Landlord registration and cross-referenced to the Social Sector Standards used by MSD. This will make it much easier to identify how your best practices meet multiple requirements. CHA will distribute the draft standards for review and comment to members in April.

P contamination

P contamination of social and affordable housing has been in the news a lot recently.

Members are asking us what they should or shouldn't be doing to manage the risks related to this issue. Unfortunately, there are no simple answers.

To begin with it is best to distinguish between contamination arising from the manufacture of P (meth or methamphetamine), versus its use as a recreational drug. In response to an increasing number of clandestine laboratories, or 'clan labs', the Ministry of Health

published '**Guidelines for the Remediation of Clandestine Methamphetamine Laboratory Sites**' (MOH 2010).

The chemicals used in the manufacture of meth and the residuals left behind pose health hazards. Although it runs to 180 pages and provides much useful information, the report states:

"These guidelines have no statutory effect and are of an advisory nature only. The information should not be relied upon as a substitute for the wording of the relevant legislation or for detailed advice in specific cases, or, where relevant, as formal legal advice." (2010; 2)

Six years on from the publication of these guidelines there are still no standards and little distinction between P use versus environments where P has been manufactured. But this is set to change. In their **29 March newsletter**, Standards New Zealand announced it is to start work on developing a New Zealand standard on the testing and remediation of properties used for the manufacture or use of methamphetamine.

While standards are still being developed there are penalties. On 11 June, 2004 the New Zealand Tenancy Tribunal ruled that renting out contaminated premises is a breach of a landlord's obligation to provide premises in a reasonable state of cleanliness. This obligation is set out in section 45(1) of the RTA 1986.

To ensure they meet those obligations the Tribunal stated that landlords should:

- arrange for the property to be cleaned and decontaminated by a professional cleaning company experienced in the removal and neutralisation of hazardous substances
- have the property tested by appropriately qualified analytical chemists to establish that the level of contaminants is within an acceptable level.

Therefore landlords may also be breaching their obligations to comply with all requirements in respect of the health and safety of buildings, under section 45(1) (c) of the RTA if they don't comply with these re-mediations.

CHA will continue to monitor and report to members regarding development of the standards. Some members have suggested that CHA investigate bulk purchasing of test kits. What do you think about this idea? Please let **Chris Glaudel** with your questions, thoughts or concerns regarding this issue.

CHA and local government take steps to measure wider housing need



At a forum convened by Local Government New Zealand this month, CHA presented the **Our Place** plan for growing community housing. There was wide support for a joint effort on measuring local housing need across the continuum – and acceptance that the MSD Social Housing Register *does not capture the true need in our communities*. “We’re looking forward to further action and it’s great to have a partner on this initiative,” Scott Figenshow, CHA Director says.

In the news

Auckland Council says its time to get **serious about homelessness**.

Auckland Council’s Community Development and Safety Committee convened yesterday to discuss homelessness and delivered a clear message to agencies and central government: we will not see an end to homelessness without nationwide collaboration and funding.



GETS announcement: Invitation to partner - community housing providers supplier panel for crown land in Auckland

The Ministry of Social Development (MSD) is seeking to establish a panel of community housing providers to deliver additional Income-Related Rent Subsidy (IRRS) housing services in Auckland.

This is specifically for when properties become available for the provision of social housing from the development of vacant and under utilised crown-owned land or other third-party property development opportunities identified by Government agencies.

This is an opportunity to partner with MSD to help people with high housing needs to access affordable, well-maintained housing in the high demand Auckland market.

You will need to make sure you are **registered with GETS** (New Zealand Government Electronic Tenders Service) before you can access tender details. GETS 17336104. Closes 25 November 2016.

Events

25 February to 11 May— Consultative seminars on proposed changes to the Incorporated Societies Act

Hui E is organising a series of consultative seminars to get feedback on proposed changes to the legislation covering incorporated societies. There are 25 seminars planned in eight cities. **Go here to read more.**

6-8 April: PrefabNZ CoLab

This is an event that highlights innovative construction methods, focusing on offsite/prefab projects brought to life by international experts, local heroes, site visits, fun interactives and social events. CoLab is jam-packed with interactive site visits, provocative presentations and keynote conversations on inspiring projects from local heroes and international experts. It's all about fun provocation, interactive hands-on experience and future-forward innovative thinking. **See more here.**



15 April - Palmerston North to host national healthy homes conference

Palmerston North City Council is hosting the national Eco Design Advisor Conference in April. The Eco Design Advisor service provides New Zealanders with independent advice to make homes warmer, drier, healthier, and cheaper to run. For more information and to register go to **ecodesignadvisor.org.nz**.

29 April – 2016/17 World Habitat Awards applications due

The World Habitat Awards recognise innovative, sustainable and scalable solutions to key housing challenges facing communities around the world. They want to hear about projects that:

- focuses on affordable and adequate housing
- are in progress or have been

completed in the last ten years • have been designed and/or delivered in close collaboration with the residents/local community
[Go here for more information.](#)

10 May - Asset management professional practice seminar

This seminar will provide senior housing professionals the opportunity to exchange ideas and innovative practice methods to manage housing portfolios for sustainable stakeholder outcomes. The program for the event will be available soon, so please book the date in your diary. There are sponsorship packages and early-bird deals available. [Go here for more details.](#)

May 26: Government budget released

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

This seminar offers social housing practitioners the opportunity to hear and learn from affordable housing specialists and participate in discussion about the current state of play in the affordable housing space and relationship of affordable and social housing. It includes new ways social housing providers are contributing to the availability of affordable housing. [Go here.](#)

June 15- Auckland: Sustainable housing summit 2016

June 17- Christchurch

New Zealand Green Building Council event in Christchurch [here](#) and Auckland [more here.](#)

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