

EMAIL NEWSLETTER

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14 April 2016 Newsletter

Te Aro Pā papakāinga - Wellington's first urban papakāinga opened



It has been a long and protracted journey since Ngāti Ruanui and Taranaki Iwi lost their original four acre Te Aro pā site in the 1870s to the building of their new urban papakāinga at Greta Point in Wellington.

This new community housing collaboration sees Wellington's Dwell Housing Trust working closely with Te Aro Pā Trustees to provide a mix of tenures where descendants of Te Aro Pā can find a home on their own land. Dwell will be the tenancy managers for the housing. *"We think partnerships like this will be more common for community housing in the future and Dwell welcomes the opportunities to be*

Our Place: All New Zealanders well-housed



providing more affordable housing,” says Alison Cadman, CEO of Dwell.

[Read more here.](#)

Health and Safety at Work Act 2015

The majority of the first phase of regulations to support the new Health and Safety at Work Act 2015 (HSWA) have now been finalised and came into force on 4 April 2016, along with the Act.

The regulations, supported with information and guidance from WorkSafe New Zealand, are intended to support businesses to understand what they need to do to comply with the general duties of the Act.

- The regulations outline additional duties on PCBUs related to managing risks, monitoring in the workplace, and specific duties related to young persons in the workplace and obtaining a police vet for workers at limited child-care centres.
- They prescribe matters relating to work groups, health and safety representatives, and health and safety committees to support more effective worker participation. This includes information on who can be a health and safety representative or on a health and safety committee, and health and safety representative training.
- These regulations deal with matters relating to the health and safety of people involved in the operation of, and local communities located near, major hazard facilities.
- The regulations impose additional duties on PCBUs in relation to work involving asbestos. Adventure activities, mining and petroleum industries also have specific regulations.
- Only minimal changes were made to align terminology and concepts with the new Health and Safety at Work Act 2015 in terms of funding levy. No changes to levy rates were made.

[Go here for more helpful information on these changes.](#)

HIF loan conversions

CHA has written to Minister Bennett proposing that community housing providers with HIF term loans be allowed to convert these to grants, so long as new social housing is created in the process. GST

exemption on the conversion would also need to be made available. We'll keep you posted as this progresses.

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

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

2016 AHURI national housing research programme

Four new evidence-based policy inquiries will be undertaken as part of the 2016 AHURI National Housing Research Program:

- Inquiry into social impact investment for housing and homelessness outcomes – which will investigate the opportunity, capacity and ability of social impact investments to create social change in housing and homelessness in Australia
- Inquiry into pathways to housing tax reform – which will integrate practical policy analysis with economic modelling of three central elements of Australia's housing tax regime to establish a viable, evidence-based strategy for breaking the political deadlock afflicting Australian housing tax policy

- Inquiry into the future of the private rental sector – which will examine the contemporary drivers and dynamics of institutional change in the Australian private rental sector and the consequent opportunities and challenges for improving the sector for lower-income households
- Inquiry into increasing affordable housing supply– which will examine international and local efforts to increase affordable housing supply, focusing on government-industry partnerships, planning levers and 'best practice' housing projects.

[Go here for more information and to sign up for updates on the research.](#)

Congratulations to Shamubeel Equb: BlacklandPR's Communicator of the Year

CHA are delighted to see that Shamubeel Equb has received acknowledgement for his financial commenting.



Noted for his popularising of the terms “zombie towns” and “generation rent”, major themes on the 2015 media narrative, BlacklandPR have awarded Shamubeel the Communicator of the Year Award.

Mark Blackham said Shamubeel excelled as a communicator with a clear ability to examine problems and explain them in a way that made people pay attention. *“As we ranked and rated individual communicators it became clear that in 2015 Shamubeel had greatly influenced the course of at least two subjects which were major factors in the life of New Zealand that year – housing costs and regional economies. The terms ‘generation rent’ and ‘zombie towns’ have found a permanent place within the narrative of public life in the past year.*

The secret to good communication was using everyday language, Equb said. And we’re pleased we have Shamubeel applying these skills to the social and affordable housing sector – a well-deserved award.

In the news

- The Ministry of Social Development (MSD) has appointed Carl Crafar as interim Deputy Chief Executive (DCE) for social

housing. Carl's appointment signals an important change – namely, that MSD is now the lead agency on the Social Housing Reform Programme (SHRP). He will lead MSD's own work on social housing, lead the cross-agency SHRP work programme, and provide a single point of accountability to Ministers.

- New household tenure data from Statistics New Zealand shows that the number of households renting has increased significantly over the last 10 years. [Read more here.](#)

- Expressions of interest will be sought from community housing providers keen to purchase Horowhenua District Council's 115 pensioner housing units. [Read more.](#)

Feel strongly about the rental warrant of fitness?

We do - and, like Scott and the rest of us in the CHA team, you might like to support the Green Party campaign to get a rental warrant of fitness — [you can sign the petition here.](#)

Events

15 April - Palmerston North to host national healthy homes conference

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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