



ALL NEW ZEALANDERS WELL-HOUSED

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Aotearoa (CHA)
Newsletter 20 January
2021

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Community Housing Aotearoa (CHA) Newsletter 20 January 2021

Welcome to the fortnightly newsletter of Community Housing
Aotearoa *Nga Wharerau o Aotearoa*.

This is the first newsletter of the year for 2021. We hope you were able to take a break from the important work you do to enjoy some time with family and friends. This newsletter will hopefully provide information and resources to help keep you informed as you settle back into work. There is much to work of us to ensure all New Zealander's are well-housed. Our best wishes to all for a fresh start and for a healthy and happy 2021.

Included in this issue – Reminder on RTA changes; The Shift Aotearoa conference 2021; Acute Drug Harm; Supported Accommodation RFP; Renewable Energy Fund; Housing in Aotearoa: 2020; In the News, and Events.

Residential Tenancies Amendment Act 2020 reminder

Phase 2 law changes to take effect from 11 February 2021.

- Security of rental tenure: Landlords will not be able to end a periodic tenancy without cause by providing 90 days' notice. New termination grounds will be available to landlords under a periodic tenancy and the required notice periods have changed.
- Changes for fixed-term tenancies: All fixed-term tenancy agreements will convert to periodic tenancies at the end of the fixed-term unless the parties agree otherwise, the tenant gives a 28-day notice, or the landlord gives notice in accordance with the termination grounds for periodic tenancies.
- Making minor changes: Tenants can ask to make changes to the property and landlords must not decline if the change is minor. Landlords must respond to a tenant's request to make a change within 21 days.
- Prohibitions on rental bidding: Rental properties cannot be advertised without a rental price listed, and landlords cannot

invite or encourage tenants to bid on the rental (pay more than the advertised rent amount).

- Fibre broadband: Tenants can request to install fibre broadband, and landlords must agree if it can be installed at no cost to them, unless specific exemptions apply.
- Privacy and access to justice: A suppression order can remove names and identifying details from published Tenancy Tribunal decisions if a party who has applied for a suppression order is wholly or substantially successful, or if this is in the interests of the parties and the public interest.
- Assignment of tenancies: All requests to assign a tenancy must be considered. Landlords cannot decline unreasonably. If a residential tenancy agreement prohibits assignment, it is of no effect.
- Landlord records: Not providing a tenancy agreement in writing will be an unlawful act and landlords will need to retain and provide new types of information.
- Enforcement measures being strengthened: The Regulator (the Ministry of Business, Innovation and Employment) will have new measures to take action against parties who are not meeting their obligations.
- Changes to Tenancy Tribunal jurisdiction: The Tenancy Tribunal can hear cases and make awards up to \$100,000. This is a change from \$50,000.

See the [Tenancy Services](#) website for more information.

Registered Community Housing Providers may also want to review our [30 November newsletter](#) that contains clarifications on certain provisions related to IRR tenancies and also the Healthy Homes Regulations.

The Shift Aotearoa conference 2021 | issues papers released

Community Housing Aotearoa's three pre-conference work programmes are kicking off next week with initial zoom meetings in the Narrative Transformation and Housing System Settings streams scheduled for Tuesday 26 January at 10AM and 1PM respectively. [Issues papers](#) to inform these discussions are now available. We are still developing our approach to the third workstream – constitutional transformation.

Our [proposed approach](#) to planning the conference was introduced in December. We want the conference to offer a sharp and clear opportunity to agree and plan for priority changes across the housing system and the issues we need to confront. The workstreams are:

- Constitutional transformation: how can conference 2021 build on the dialogue introduced by Dr Moana Jackson and others at the [2019 conference](#). Many housing matters have constitutional foundations – is it useful to draw a clearer line between constitutional issues and housing system settings and policies?
- Housing system settings: we are planning significant engagement in early 2021 to distil a small set of shared priority settings and policies.
- Narrative change: media coverage of housing is back to incendiary levels – we'd like to see the drama and conflict

narrative taken out, replaced with strategic information sharing around real issues and achievable solutions.

Our approach involves significant pre-conference engagement around the subject matter, and following the conference we intend embark on a clear pathway of work from conference 2021 to conference 2023, which will fall just ahead of the next general election.

To register your interest and for zoom links contact [Brennan Rigby](#).

Acute Drug Harm - support and resources

The Ministry of Health has a workstream focusing on acute drug harm. Acute drug harm is a sudden surge or increase of intense harms associated with drug use (eg. overdose, violence, arrests). We are aware that acute drug harm may be occurring at some temporary housing sites (emergency and temporary accommodation). We are keen to make sure frontline providers are aware of the support and resourcing that is available, and to support responses where we can.

If you would like more information or if you are able to share information on any instances of acute drug harm that you may have come across, please contact Anna Tonks, Principle Advisor – Addiction at Anna.Tonks@health.govt.nz.

Acute drug harm discretionary fund

There is a small fund available to organisations to support responses to acute drug harm and can be used to:

- Provide primary prevention and local messaging, led by public health units or other community services/non-governmental organisations (NGOs), and informed by messages developed by the New Zealand Drug Foundation
- Provide brief interventions, provided locally and/or within emergency departments for people presenting with synthetic drug-related harm, provided by district health boards (DHBs) or NGOs
- Support local, more mobile addiction treatment services, provided by DHBs and/or NGOs
- Provide social, employment and/or housing support, to enable people who have experienced harm to make a lasting change in their lives,
- Help DHBs manage any associated pressure on detoxification services for a period of time

If you would like to know more information, please contact MoH at acutedrugharm@moh.govt.nz

Supported Accommodation RFP – Oranga Tamariki

Oranga Tamariki—the Ministry for Children (Oranga Tamariki) is seeking a suitable provider(s) to deliver a Supported Accommodation service (the Service) for eligible rangatahi in the Canterbury region. Rangatahi leaving care or Youth Justice residences are among the most vulnerable in New Zealand. They are likely to have complex health needs, insufficient housing and insufficient support when attempting to engage with education and employment. The deadline for proposals is 12:00 noon Friday 12 February 2021.

Please see the GETS notice [here](#) for full details.

Māori and Public Housing Renewable Energy Fund

In August 2020, the Government announced a new fund to trial renewable energy technologies on Māori and public housing. This is part of a suite of new government initiatives to improve energy affordability and create warm, healthy and energy efficient homes.

The \$28 million [Māori and Public Housing Renewable Energy Fund](#) has been established to trial small-scale renewable energy technologies. The funding will be allocated to selected projects over 4 years until mid-2024 through an open application process.

MBIE is leading the project and working closely with Kāinga Ora, Te Puni Kōkiri, the Energy Efficiency and Conservation Authority and Ministry of Housing and Urban Development.

The government is currently seeking expressions of interest for possible renewable energy projects on Māori housing to receive funding. Expressions of interest can be submitted by any person or organisation who wishes to develop a renewable energy project on Māori housing.

Kāinga Ora – Homes and Communities is the country's largest public housing landlord, managing over 66,000 homes across New Zealand. In 2021, Kāinga Ora is planning to carry out trials with existing and new homes to understand more about delivering renewable energy technology and its benefits to customers.

MBIE and the Ministry of Housing and Urban Development are also exploring opportunities for community housing providers to be involved in this fund.

Housing in Aotearoa: 2020

Statistics New Zealand released the [Housing in Aotearoa:2020](#) report on 8 December. The report brings together a range of housing information – from official and government administrative statistics – to address some of the key questions identified in [Review of housing statistics report 2009](#).

In the news

- [Emergency Housing Standards Urgent](#)
- [Community housing providers alarmed by Treasury's 30pct house price rise forecast](#)
- [Expressions Of Interest Are Now Open For Te Kāinga Aroha Apartments](#)

EVENTS

**Simple steps to healthier more sustainable homes -
New Zealand Green Building
Council** Wednesday 3rd February 2021
11am-12pm

Please join us for an online discussion with Andrew Eagles, NZGBC CEO and Cate Kearney, OCHT CEO, regarding how community housing providers can build, upgrade and maintain their portfolios to meet health and sustainability goals. This will be a timely discussion as the Ministry of Housing & Urban Development indicated during the new supply webinar on 8 December that they will be engaging with the sector on design criteria. Sustainability features will be critical to reducing operating and maintenance costs, as well as helping New Zealand meet our climate change goals.

Click [here](#) to join via Zoom. No account is required. Alternately, use the information below to sign in.

Meeting ID: 846 6633 5217

Passcode: 052858

Symposium | Eviction and its consequences

When : Thursday 18 February 2021, 9am-5pm
Where: University of Otago, Newtown, Wellington

Do you work in housing, community and whānau health and wellbeing, law, public health or social justice? We invite you to join us to hear the latest research on Eviction and its consequences.

For tenants, eviction is a feared experience that can cast a long shadow on their health and well-being. This symposium will present the results of a wide-ranging study of past and present eviction processes and experiences in Aotearoa New Zealand and provide opportunity to discuss and consider local and international solutions.

- Who is evicted in Aotearoa and what are their experiences?
- Are our legal processes regulating eviction fair?
- What are the local and international solutions to eviction?

For more information: [Eviction and its consequences](#)

Register now and take advantage of the 25% earlybird discount - closing 22 December.

**Hei Tuanui He Whaariki | National Māori Housing
Conference**

Providing shelter and a foundation for whānau is the theme of the 2021 National Māori Housing Conference to be held in Hastings on 25-26 February.

Kia piki te kaha! Kia piki te ora! Kia piki te wairua!

The theme of providing shelter and a foundation for whānau was developed by Ngahiwi Tomoana, chair of Ngāti Kahungunu Iwi Incorporated. His concept encourages us to support, build and nurture communities that put people first. Quality, affordable housing is important for whānau. It not only fulfills a basic human need for shelter, but it also contributes to the overall wellbeing of the whānau.

The Community Housing Aotearoa team look forward to this important event and hope to see many of our readers there.

Registration and programme information is available on the [conference website](#).

The Changing Environment of Residential Tenancy Law

This workshop delivered by Kathryn Burton takes an in-depth look at changes to the Residential Tenancies Act and the impact they will have for both tenants and housing providers. We will explore the full range of changes in the past two years including:

- Tenant liability for damage
- Methamphetamine
- Healthy Homes
- Changes to termination of tenancy provisions
- Changes to fixed term tenancies and in particular how this affects Social Housing Providers
- Strengthening access to Tenancy Tribunal for vulnerable tenants
- Additional provisions to increase housing security

Cost: \$120 + GST per person

When: Wednesday 24 February and Thursday 25 February – 9am – noon each day

Where: Delivered via Zoom

Register now: <https://tenancy-law-update-zoom-february-2021.lilregie.com/>

Upcoming Australasian Housing Institute trainings

[SIX THINKING HATS](#) - THURSDAY 4 FEBRUARY

[MANAGING NUISANCE COMPLAINTS](#) - WEDS 10 FEBRUARY

[PREVENTING DEBT AND RECOVERING ARREARS](#) - TUESDAY 16 FEBRUARY

[HAVING MONEY CONVERSATIONS WITH TENANTS](#) - THURSDAY 18 FEBRUARY