



**ALL NEW  
ZEALANDERS  
WELL-HOUSED**



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## Community Housing Aotearoa, June 30, 2016 Newsletter

Dear Members

We hear lots of frustration – and everybody seems to have a lot going on. When will it get easier to deliver more housing? How can we make those projects, you're ready to do, work financially?

Here's what we're focusing on:

- capital funding
- alternative procurement / commissioning
- best practice

To better engage and inform we're launching our new look newsletter to go with an overhaul of the CHA website. We hope these improvements make it easier to use and let you get the information you need faster. If you're having trouble viewing this see the instructions below.

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At the heart of everything that TPA do is a vision about home- the opportunity to create a place of safety, joy, growth, stability, creativity and wellbeing.

Established in the late 1970s and incorporated in 1982, TPA offers a range of services from advice and advocacy to education, outreach and in-depth case managed tenancy support. The many successes that this Christchurch service has had is testament to their tenacity and commitment to the rights of tenants. Last year TPA won the Australasian Housing Institute's (AHI) award for leading tenant engagement practice. [Read more here.](#)

## **How to be a great advocate for tenants: Helen Gatonyi on tenant advocacy and 25 years with TPA**



On the eve of her departure from TPA, Helen Gatonyi gives some advice for tenant advocates.

Helen came to TPA for a six month contract and stayed for 25 years. This week TPA's Manager will be leaving to take up new opportunities. I asked her what advice she would give a new tenant advocate- and this is what she said:

“It’s all about the human story when you’re working as an advocate. How you hear the story and work with that person to address what’s going on,” says Helen. “It’s hearing with an open ear and being aware of what’s being held back- that’s what works best in an advocate, listening with respect.”

[Read more here.](#)

**Farewell Helen, you have been tireless in your work, real in your approach, and inspirational in your vision – CHA wish you all the best for your future.**

## **An update on methamphetamine contamination in rental accommodation**



**Methamphetamine contamination in housing was the topic of the last AHI networking meeting in Wellington where HNZN presented on the work they are doing in this area. Read more about this event [here](#).**

### **Committee set up to develop new standard**

Government set up a new committee in May to develop a standard (NZS 8510) to cover the testing and remediation of properties contaminated by the manufacture or use of methamphetamine. The aim of the standard is to develop guidance on methodologies, procedures, and other supporting material for a consistent and effective approach to managing the testing and remediation of affected properties and treatment of their contents.

The committee will hold its first meeting at the end of this month and a draft of the standard will be released for public comment later in the year. The final standard is expected to be published between the end of January and June 2017.

### **The need for policies and procedures**

A recent email to CHRA registered community housing providers highlighted this issue for providers of rental accommodation. CHRA have recommended that all community housing providers consider implementing policies and procedures for the identification and treatment of methamphetamine contamination for properties in your portfolio. Consideration should also be given to the development of

policies and processes for keeping staff and tenants safe in such circumstances.

Emerge Aotearoa has been leading the way in developing policies for the testing and treatment of methamphetamine contamination. To assist you in developing your own policies in this area they have kindly agreed to share these policies with the wider sector. These policies and procedures are now available on the Community Housing Aotearoa website here.

**CHA and Emerge Aotearoa are providing these draft policies regarding methamphetamine contamination for the purpose of sharing information among community housing providers. Each organisation will need to determine the right policies for their own organization. As this is an evolving issue with little regulatory certainty at the current time, the policies are provided for use at your own risk and neither CHA nor Emerge Aotearoa warrant their applicability to your particular situation.**

## CHA website now live



All current CHA members will have received an email from us about [the new website](#) and we encourage you to go onto it using your current CHA login details. [Contact me](#) here if you need these again.

This is a place for you to profile what you do as a provider of community housing and we encourage you to go into the [member's directory](#) to complete your information as a CHA member. The [resources page](#) has information on the latest news, research, reports, events and submissions. As a member you can add your comments to each post and, from time to time, CHA will actively seek your comments on submissions and items through this page.

Featuring more information on community housing in New Zealand and a greater focus on **Our Place**, these pages are heavily populated by member photos and activities.

**So please share your stories, research, news and information with us so we can add them to the website. Our home page continues to include our featured member and we will be looking for more profiles from you in the future. Please [contact me](#) if you want to schedule a profile.**

## Community Housing Regulatory Authority (CHRA) Update

CHRA also have a new website and if you haven't done so already – have at [www.chra.mbie.govt.nz](http://www.chra.mbie.govt.nz). It's designed so the user can get the information you need with three gateways: providers wanting to apply

for registration; providers already registered; and users wanting to access the register to see which providers are registered.

Over the coming months CHRA will be publishing a series of guidance notes on particular topics related to registration and compliance. The first guidance note on the process related to the suspension and revocation of registration has just been published and can be [viewed here](#).

## Business.govt website

The business.govt.nz website [here](#) is a great source of information that can assist small to medium businesses with their operations. It also provides businesses with a range of practical advice and tools. The latest tool that has been added to the site is the employment agreement builder, a very easy to use guide to creating employment agreements for staff and can be [viewed here](#).

## Housing Investment Fund (HIF) letter response

In April, CHA Director Scott Figenshow wrote to Minister for Social Housing Paula Bennett with a proposal to stimulate new social and affordable housing production by converting Housing Innovation Fund term loans to equity. Please see the response from the Minister [here](#).

## Submissions to Government on proposed legislation

CHA has been busy reviewing and submitting comments on proposed legislation of interest to the social housing sector. Please see our submissions on the Healthy Homes Guarantee Bill (No 2) [here](#). In addition, see our submission to MBIE on the Exposure Draft: Incorporated Societies Bill [here](#).

## HNZC warm and dry programme



Housing New Zealand introduced their warm and dry programme in 2015. They have prepared a poster to make this process easier. It has been endorsed by a number of organisations. You can download the poster [here](#).

## Research

### **The quasi-market approach: the answer for social housing in New Zealand?**

This is a great article from the New Zealand Policy Quarterly (Volume 12, Issue 2 – May 2016) written by Peter Dykes. It gives an overview of social housing policy in New Zealand. The article is based on a research paper submitted as part of the requirements for a Master of Public Policy degree through the School of Government at Victoria University of Wellington. [Read it here](#).

### **Understanding the 30:40 indicator of housing affordability stress**

Housing affordability stress affects low income Australians paying a significant proportion of their income on housing costs. The 30:40 indicator defines housing stress as affecting households in the lower 40% of the Australian household income distribution and who are also paying 30% or more of that income on housing costs. [Read the latest AHURI Brief](#) on understanding the 30:40 indicator of housing affordability stress.

## Update on MBIE fire safety for the supported housing sector project

A project to improve fire safety for supported housing is on track for completion by the end of the year. It is part of MBIE's Fire Programme. "It's important to have everyone on board as we develop fire safety solutions for those living in supported housing," says Chris Rutledge, Fire Programme lead. "We're pleased to report we are progressing a shared governance agreement between MBIE and the New Zealand Disability Support Network, Housing New Zealand Corporation and Community Housing Aotearoa (CHA) for the proposed design guide and code of practice for supported housing." [Read more here](#).

## Job news

**Sean Stowers appointed Chief Executive of Spectrum Care**  
Spectrum Care's Board of Trustees is pleased to announce the appointment of a new Chief Executive, Sean Stowers. Sean has been an active contributor to the disability support sector for more than 25 years, in a variety of roles primarily focused on the strategic and operational management of support delivery.

### **Otautahi Community Housing Trust employment opportunities**

The Otautahi Community Housing Trust has 25 positions to be filled by people who want to help Christchurch residents who need support

with social housing. The Otautahi Community Housing Trust was incorporated as a Charitable Trust this year. [More here.](#)

## Member news



### Lifewise Big Sleepout

On 7 July, Lifewise is inviting business and community leaders to experience life on the streets through their annual **Big Sleepout** which raises critical funds to tackle homelessness. This year Lifewise aims to raise \$400,000 through the event to implement the [Housing First](#) model to help at-risk Kiwis into homes and support them to live independently. If you want to help by donating to the Lifewise Big Sleepout, [go here.](#)

Lifewise are also working with GrabONE to support the homeless. By encouraging people to purchase a Merge Café meal voucher they will be supporting vulnerable Aucklanders this winter. The \$25 vouchers will provide five meals and the sale of each card will help fund the work of Lifewise's social workers. [Go here to support this initiative.](#)

### Dwell in the media

Wellington community housing organisation, Dwell, recently received some negative press as a result of one of their homes being closed and the tenants being relocated to new homes. This was a very difficult situation for Dwell to handle and, despite handling the situation with sensitivity and with considerable thought for tenant welfare, as Dwell CEO Alison Cadman says: "not all publicity is good publicity." [Here](#) is Alison's opinion piece and CHA's letter to the editor in support of her piece.

## Having trouble viewing images in Outlook?

Are you in Outlook and having trouble seeing the images of this email? Unblock picture downloads for all messages from a particular email address or domain by:

1. In an open message that was sent from that email address or domain, right-click one of the blocked items.
2. Click **Add Sender to Safe Senders List** or **Add the Domain @domain to Safe Senders List.**

[For other options go here.](#)

## Calendar of events:

Month/Date	Event	Location	Duration
July			
21	<a href="#">CHA: Best Practice Guide to Accreditation (1/2)</a>	Auckland (Newmarket)	2-5pm
21	AHI: Alan Johnson- Estimating future demand for social housing	Auckland	5.30-7pm
August			
11	CHA: Best Practice Guide to Accreditation (2/2)	CHCH	TBC
23	AHI: Networking Event (3)	CHCH	2 ½ hrs
September			
22	<a href="#">AHI: Tenant Engagement seminar</a>	Wellington	
29-1 Oct	National Maori Housing Conference	Tauranga	
November			
29	<a href="#">AHI: Professional Practice Seminar: Mixed Tenure</a>	Auckland	
29	AHI: Networking Event (4)	Auckland	
December			
tbc	AHI: Networking Event (5) – Christmas	Wellington	

## Joint Community Housing Aotearoa and Australasian Housing Institute professional development calendar 2016

Go [here](#) to register for any CHA events and here to register for [AHI events](#). See below for other professional development opportunities and more detail.



### 21 July – CHA Best Practice Guide to Accreditation

This participatory workshop will present the updated Best Practice Standards setting the requirements for accreditation under the Community Housing Accreditation Programme administered by GlobalMark. The standards have been revised to reflect best practice and the regulatory settings in New Zealand aligning with the Community Housing Regulatory Authority (CHRA) registration criteria.

Join us to learn how your organisation can embark on the

### 21 July 5.30 -7.00- AHI networking event

Alan Johnson of The Salvation Army will present on 'Estimating future demand for social housing' **To be held at Harrison and Grierson, level 1 Dilworth House, 71 Great South Rd, Epsom, Auckland** Kindly sponsored by Harrison and Grierson

**24-26 July- [LGNZ Conference](#):**  
Dunedin

**21-23 September-[Master Builders Conference: Constructive](#)**



journey of continuous improvement to earn accreditation. The workshop is designed to assist organisations to identify the policies they need, the processes to implement them and the documents which record their progress toward excellence in community housing provision. RSVP by Friday 15th July [here](#).

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