

## ALL NEW ZEALANDERS WELL-HOUSED



### Newsletter 3 April 2018

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ISSN 2463-2619

We have positive stories about our members providing housing options for their communities in this issue. Keep it up!

We sent out a [media release](#) last week and received some constructive feedback from Bernadette Pinnell from Compass Housing.

Bernadette said "I have a request ...that we reconsider the normative discourse that social housing tenants **need** support services. It's my view and I may be wrong - that this is an orthodoxy that does a great injustice to the majority of social housing tenants who live independently without mental health and social service providers.

Scott Figenshow's reply, "Well said, and I agree with your observation. We should not be inferring that a social housing tenant always needs support services."

Thanks for helping us improve our language around our sector. We welcome any feedback so please email us [here](#).

### Getting Ready Project report: Session 2: Capital Consensus

The executive summary of the 'Capital' Getting Ready Project session is available [here](#). Participants set a direction that the sector should generate a Sector Pipeline report that identifies the land available in the CHP sector with your possible new supply, and then collate this information into a Sector Prospectus. The idea is that this would assist the Housing Impact Fund and other capital-raising projects to get over the line by showing the scale and potential available in the sector, when the correct investment settings are in place. It would also support the case to government for co-investment.

CHA is developing the Pipeline report as an expansion of the Supply Survey with additional data points, to make this simple and easy to achieve.

## Fun fact!



According to SEEK, jobs in housing and homelessness services have grown by 156.8%, with an average salary of \$69,636.

In second place is Employment Services at 143.1% and an average salary of \$55,291.

And lucky third place goes to child welfare, youth and family services at 80.9% growth and an average salary of \$62,111.

## CNSST opens its new development in Panmure

We attended a fantastic opening of the CNSST Foundation's (formerly known as Chinese New Settlers Services Trust) official opening of Kotuku House in Auckland on 28 March 2018. Their 36 public housing units, designed especially for Asian elderly, incorporates Māori culture and design. More in the next newsletter on this exciting new housing development and congratulations to all of those involved in this great project!

## Show homes are easy, breezy



EasyBuild's modular homes were first developed in the 1980s, with hundreds being built then. With housing affordability becoming such an important issue for New Zealanders of late, EasyBuild relaunched in 2017 with new designs for current codes and preferences.

Currently, about 30 people work on EasyBuild's homes across the country. In the head office and at the factory in Masterton, it's a real family affair, with eight staff from three families all pitching in.

Last month Building and Construction Minister, Hon Jenny Salea, officially opened their show homes. Mike Fox, Director of EasyBuild said "We were delighted the Minister saw the high-quality homes we are building to meet New Zealand's housing needs and enjoyed showing her around our factory so she could see first hand one of the innovative housing solutions available right here in New Zealand."

Currently the team can build one house a day from the factory, and this will increase to two homes per day to meet demand. Impressive numbers to help fight the housing crisis!

A three-bedroom house pack costs \$111,800 if you want to put it together yourself. Otherwise approximately double the price and the job is done for you. Easy!

Community is important to the EasyBuild team. Hemana Eruera Manuera of Kokohinau Marae says "After the Edgecumbe disaster hit in April 2017, EasyBuild homes were constructed on Kokohinau Marae to house people affected by the natural disaster. Five homes were built on the marae and there is hope that further funding will be able to deliver more.

"EasyBuild employed some of our local lads to help with the building and for that we were very grateful."



Hon Jenny Salesa, Mike Fox,  
Director of EasyBuild and Hon  
Nanaia Mahuta

A factory tour



Fraser Street show home



Fraser Street show home

## Pause on tenancy reviews

Minister Twyford has asked that tenancy reviews be paused while he considers whether more of our vulnerable tenant groups should be exempt from periodic tenancy reviews.

While public housing is not intended to be a house for life, we know some vulnerable groups of tenants will need secure public housing and support for a long time. The review will make sure that the right tenant groups are protected, do not need to undergo tenancy reviews, and do not move into private housing when it is not a good fit for them.

Read the Minister's media release [here](#).

## Update to Fire Safety Design Guide for Residential Community Housing

Recently MBIE published the Fire Safety Design Guide for Residential Community Housing. The document provides guidance for building consent authorities, community housing providers and fire engineers when an alternative solution is used to demonstrate Building Code compliance.

[Fire Safety Design Guide for Residential Community Housing](#) has further information.

If you have any further questions please [email](#).

## 2018 Investment Strategy released

The New Zealand Treasury published He Puna Hao Pātiki the 2018 Investment Statement on 20 March. According to their press release, He Puna Hao Pātiki differs from the previous Investment Statement published in 2014 by using the organising principles in the Treasury's Living Standards Framework. The 2018 Statement includes a chapter on broadening the Investment Statement to include natural capital considerations.

Treasury Secretary Gabriel Makhoul commented that "The Treasury has an ambition to integrate a broader conception of economics and

value into the everyday work of public policy, and the Living Standards Framework is the way we are taking that forward. What we are now doing is taking wellbeing indicators and looking at how to actually apply them in policy development and resource allocation.”

Read the document [here](#).

## Tax Working Group

The Government’s Tax Working Group is seeking input regarding the current tax system by 30 April. We will be responding with ideas on how the tax system can better support the provision of affordable housing by our member organisations.

Please contact [Chris Glaudel](#) with your ideas.

More information on the Future of Tax can be found [here](#).

## Retention Mechanism Update – Projects are stalling

In our last newsletter, we reported the introduction of an encumbrance instrument by MSD to be used with all new long-term Income Related Rent Capacity Contracts and Development Cost Funding Agreements. Thank you to the many members who responded to let us know how this is impacting the delivery of new supply. We have clearly heard that the imposition of this new requirement without notice or consultation is negatively impacting on you. Valuers and lenders are pausing to consider the impacts and until fundamental issues are resolved projects are on hold.

In response, CHA is calling on MSD to immediately sit down to negotiate an agreed form of encumbrance with all parties – providers, lenders, valuers – to ensure consistent and transparent terms across transactions.

If you have an opinion and have not yet let us know, please contact [Chris Glaudel](#) with your ideas.

## Staff movements

CHA extends its thanks to Gill Burns who has been working in the Partnerships Manager role over the past few months. The contract has now been completed and we thank her for advancing several projects in the sector wide training and resourcing/funding areas. Next steps are with CHA to make further progress with each of these. Meanwhile Gill, a passionate advocate for good housing for all, is looking to continue working within this sector. We wish her well.

## In the news

[How We Can Build The Kind Of Housing We Want And Need](#)

[Collins: Kiwi ‘build’ anything but](#)

[Targeted housing support for Mangere](#)

[Mayor and MP welcome positive step in Hutt City housing](#)

[Council continues to approve Special Housing Areas](#)

[Bill to ban tenant letting fees introduced](#)

[Govt announces 3-4k new Auckland homes in first major KiwiBuild move](#)

[Q+A: Minister Phil Twyford interviewed by Corin Dann](#)

[KiwiBuild can't do it alone, says CHA](#)

[Public housing for Asian seniors opens in Panmure](#)

[Further tenancy review exemptions to be considered](#)

[Beneficiaries short changed](#)

[Housing Trust to purchase 50 apartments in Frankton](#)

## Events



### **16 and 17 April 2018 - Age Concerns Everyone**

We are all ageing and have an interest in creating a society that respects, values and celebrates the contribution of all older New Zealanders. By 2036 it is anticipated that one in four people will be 65 years of age or older. By investing now in solutions that support the transition to an ageing society, New Zealand's future social and economic prosperity will be protected so we can all flourish. We want you to be part of the conversation so please register you and your team members for this exciting event.

The line-up of speaker presentations includes: The Ageing Well National Science Challenge research, housing and older worker discussion panels, scamming and online safety, Māori solutions to issues affecting Māori, LGBTQI issues, volunteering and caring, and the Campaign to End Loneliness. Read the full programme [here](#).