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Community Housing Aotearoa Newsletter 16 February 2017

CHA members, can you please check your inbox for a quick survey to get your feedback on what we do here at CHA and return it by 21 February. [Contact us here if you haven't received it.](#)

Member Profile: Te Rūnanganui o Ngāti Porou encouraging home ownership for iwi



Bella Paenga and her whanau bought their HNZ home in Tiki Tiki a year ago, "it's a safe place to call home and not many homes come up for sale here."

Te Rūnanganui o Ngāti Porou deliver a range of housing services on the East Coast of the North Island from Gisborne to Potaka. They are the only registered community housing provider in the area so demand is great. Working in the housing sector for over 20 years, Senior Manager, Anne Huriwai, says their vision has always been for

Events

[AHI award nominations close 28 February](#)

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Ngāti Porou whānau to have access to decent and affordable housing appropriate to their needs.

[Read more here.](#)

CHA - IMPACT conference 2017



Registrations are now open for the 2017 CHA-IMPACT conference 7-9 June.

Set in the inspiring venue of TE PAPA on Wellington's waterfront, this year's conference will create the pathway to turning the vision and goals of 'Our Place' into a reality. It will offer you the chance to take part in this dialogue and learn about innovation from overseas and in New Zealand that can shape the way we provide housing solutions.

This will be a forward-looking, influential event in the development of New Zealand's housing policy that will explore the following themes:

- Delivering homes – development, finance, stock transfer, partnerships
- Ending homelessness – emergency housing, homelessness and housing first
- Delivering services – tenancy management, housing support, community development, design and sustainable housing
- Building capacity – regulation (CHRA), best practice, MSD contracting and purchasing strategy, information and skill development.

[Register here.](#)

Focus on youth homelessness



On our doorstep is a documentary made by students from AUT's master of human rights class that aims to shine a light on lives within a largely hidden demographic. During the production process, student Monique van Veen said she heard a "massive spectrum of reasons" why youth ended up homeless; from fleeing violent families to feeling marginalised in smaller towns and drifting to Auckland "to find their people". Van Veen said the definition covered a broad spectrum of living arrangements - "everything from literally sleeping on the streets to living in a really unfit, unhealthy home". [Find more on this topic here.](#)

Do you want to join an online group on youth homelessness, access resources and share what is going on around New Zealand? [Contact David Zussman here.](#)

Methamphetamine contamination draft guidelines issued

Standards New Zealand is currently consulting on updated standards for the Testing and Decontamination of Methamphetamine Contaminated Properties (NZS 8510).

The new standards will have major implications for the way social landlords deal with the testing of properties for methamphetamine, both manufacture and use. It will also affect the remediation techniques used and has implications for both policies and procedures for the testing of properties and for remediation. They will have an impact on organisations asset management and will need to be built into maintenance budgets and organisational risk strategies.

[For the first time the draft standards](#) recommend different thresholds for testing properties where Methamphetamine has been used as opposed to manufactured. While this approach is welcomed, the levels of contamination proposed are still very low, potentially resulting in high costs to landlords irrespective of the cause of contamination. The guidance on approaches to testing and decontamination do not make clear enough recommendations on the most appropriate form of remediation for properties where Meth has been used rather than manufactured. They also take a very conservative level of contamination not supported by robust scientific foundations as discussed in the [NZ Drug Foundations 'Matters of Substance' article of August 2016.](#)

CHA is preparing a submission and we would encourage members to do so too. If you would like to send us your comments please email them to [Marc here.](#)

The public comment period for the draft standard is open until 20 February 2017 with the final standard expected in April 2017. [View/download the draft and submit comment here.](#)

HNZ housing stock transfer in Christchurch

Te Wai Pounamu community housing network hosted Karen Mitchell, Treasury, and Scott Gallacher, Ministry of Social Development, on 2 February to discuss the IRRS Social Housing Purchasing Strategy

and the market sounding process for the transfer of Housing New Zealand properties in Christchurch.

CHA CEO, Scott Figenshow, says "We learned a lot about the crown retained investment and how it can work to provide equity for community housing providers". [Read more here.](#)

Request for proposal of Horowhenua District Council housing portfolio

Horowhenua District Council are inviting registered community housing providers to submit proposals to purchase and manage Council's pensioner housing portfolio and to respond to anticipated demand growth for affordable housing in the Horowhenua District. There are 115 pensioner housing units in Levin, Foxton and Shannon, as well as a development site at Waimarie Park in Levin to allow for further expansion.

Community housing providers who are interested in this opportunity can find more information [online here](#). **The closing date for proposals is 4pm, 31 March and Council will hold a briefing session on 27th February for interested community housing providers. For more information contact [Monique Davidson here](#) or on 06 366 0999.**

In the news

- **Annual rent rises hit low-spending households**
Beneficiaries and low-spending households experienced the highest inflation over the past year, Statistics NZ reported. From the December 2015 quarter to the December 2016 quarter their overall costs increased 1.4 percent. This was more than double the rate of inflation experienced by New Zealand's highest spenders (up 0.6 percent). [Go here.](#)
- **New Zealand short 60,000 homes.** New Zealand is up to 60,000 houses short, with Auckland needing as many as 35,000 homes, according to estimates in a Treasury document. The figures are part of a housing supply and demand forecast produced in September of 2016 and released in January as part of an Official Information Act request. [Read more here.](#)
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Smokefree Social Housing Toolkit: a guide for the design and implementation of smokefree policies in social housing



Community and Public Health has developed a toolkit to assist social housing providers to implement smokefree policies in social housing settings. Increasingly, improving population health has become a shared goal across many sectors, including social housing, and a smokefree social housing policy can result in win-wins for tenants, housing providers, and the wider community.

The Toolkit draws on international research as well as on their experience working with the Christchurch City Council to implement their smokefree social housing initiative. The Toolkit is 'clickable' on-line as well as providing a number of downloadable templates, checklists, survey tools, a staff training PowerPoint presentation and links to other resources. The full Toolkit is available as a printable PDF booklet.

[You can find the toolkit here.](#)

Research

- **Cold homes harm NZ youth health and schooling.** A new study from the University of Otago, Wellington has found that young people are experiencing increased health problems, stress, and adverse social effects from cold housing. The article in the journal *Social Science and Medicine – Population Health* by Dr. Kimberley O'Sullivan at He Kainga Oranga/Housing and Health Research Programme was co-authored by researchers from the University of Otago and more unusually, young researchers from Waiopahu College in Levin, Horowhenua. [Read more here.](#)
- **State of the Nation report February 2017.** The Salvation Army's 10th annual 'state of the nation' report says youth offending and teen pregnancy have more than halved, jobs and real wages are rising, alcohol consumption and drink-driving are falling, and welfare rolls are the lowest since 2007. But it says homelessness "unseen in more than a generation", persistent child poverty and a record imprisonment rate point to the country "heading off the track". [Read the report here.](#)

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Events



[Go here for the Green Property Summit.](#)



Nominations for this years Australasian Housing Institute Awards close on the 28th. You don't need to be an AHI member to enter and we encourage you to think about New Zealand people and projects you think might be worthy for nomination. [You can read more about the categories and process here.](#)

[February 17; 10:00am to 1:00pm - Te Matapihi Special General Meeting](#)

Amelia Earhart Room, Holiday Inn Auckland Airport 2 Ascot Road Auckland

[March 1 World Habitat Awards 2017-18](#) entries close

[March 21-22 -PrefabNZ CoLab in Auckland](#)



Invitation to Chintaro NZ User Group meetings and showcase events

Christchurch on Tue 21 Feb

Auckland Fri 24 Feb

Showcases are interactive demonstration and Q & A sessions for prospective customers who want to learn more about how Chintaro can help their organisation manage their properties, tenancies and reporting requirements in a networking breakfast event from 8 - 9.30 am.

User Groups are 1.5 hour networking and information-sharing lunch events where customers see what improvements are being made to the system and Chintaro developers have the opportunity to learn about what new functionality and reports our Users would like to see added.

[Register here](#) or contact Jen Rutherford at Chintaro 613 9005 6447 06 613 438 682 597

AHI award nominations close 28 February



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