

I hereby give notice that an ordinary meeting of the Whau Local Board will be held on:

Date: Wednesday, 19 August 2015
Time: 6.30pm
Meeting Room: Whau Local Board Office
Venue: 31 Totara Avenue
New Lynn

Whau Local Board OPEN ADDENDUM AGENDA

MEMBERSHIP

Chairperson	Catherine Farmer
Deputy Chairperson	Susan Zhu
Members	Derek Battersby, QSM, JP
	Ami Chand, JP
	Duncan Macdonald, JP
	Ruby Manukia-Schaumkel
	Simon Matafai

(Quorum 4 members)

Glenn Boyd
(Relationship Manager)
Local Board Services (West)

Riya Seth
Democracy Advisor

14 August 2015

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Comments

Background

8. The Whau Local Board identified quality rental housing as a priority in the Local Board Plan, and particularly signalled its intent to:
- encourage more landlords to maintain good minimum standards and take up the support available to install insulation and improve energy efficiency, thereby enabling more tenants to have healthy, efficient and safe homes
9. There are increasingly high levels of rental tenure in the Whau Local Board area. Over half of the residents in Glenavon, Kelston, New Windsor, Avondale and New Lynn households live in private rental properties (Census data 2013 www.stats.govt.nz).
10. Interim results of a Clean Air household survey undertaken for the Whau Local Board of over 128 households (61% rentals) in the Glenavon area in July 2015 found that close to 20% of rental households reported their homes were cold, damp and uncomfortable with 30% reporting that they were hard to keep dry. Approximately 38% of those surveyed also identified someone in the household suffering from a respiratory illness or problems related to cold and damp conditions. (Ecological Associates July 2015) reference?)
11. A New Zealand- wide Building Research Association of New Zealand (BRANZ House Condition survey in 2011 reported:
- Nearly twice as many rentals were in poor condition compared to owner-occupied houses including:
 - More evidence of damp and mould in rental housing
 - Higher fire risk in rental housing
 - The temperature inside New Zealand houses is on average 12° in winter, which is 6° colder than the World Health Organization recommended minimum of 18°, and optimum of 21° for houses where there are babies and elderly residents
 - International and national research studies have shown a strong link between living in cold damp houses and the health of residents, including higher mortality rates from heart and lung disease in the elderly, increased respiratory problems in children and more household illnesses overall
 - Research studies have also demonstrated the value of insulation and clean heating schemes in improving health outcomes and energy efficiency outcomes.
12. In 2013, the Maungakiekie-Tamaki Local Board (MTLB) made a commitment to improve the quality of rental housing in its local board area and allocated budget in their local board plan to achieve this. A pilot project was funded which supported landlords and tenants to improve rental properties through a process of property assessment, tenant education, recommendations for improvements, insulation and clean heating subsidies. The pilot was developed in accordance with Council's Housing Action Plan and supported by the Auckland Property Investors' Association, landlords, Smart Energy Solutions, and the New Zealand Green Building Council. It also helped inform those working on developing a nation-wide rental Warrant of Fitness (WoF) tool and methodology.
13. From 2013-2015 over 70 properties in the MTLB area were assessed and insulation installed in over 40 of these. An evaluation was undertaken that indicated the project had been successful in improving rental housing quality and landlord and tenant understanding of how to keep a house healthy and safe. There were many positive reports from tenants on the difference the insulation had made to their living conditions and from landlords on what they had learnt about what to do and look for in the maintenance of their rental properties.
14. A Healthy Rentals Housing Quality Improvement Project plan and proposal has been developed by the Community Development and Safety team as part of the Whau local board work programme 2015/16. This project will incorporate a number of learnings from the MTLB evaluation. There will be close liaison and coordination between other Healthy Rentals Housing Quality Improvement projects i.e. the continuing MTLB project, a trial

health data indicates that Maori are disproportionately hospitalised for respiratory illnesses, with twice as many hospitalised compared to the general population. Both international and national research studies report significant links between the effects of living in cold and damp housing and respiratory illnesses. The Healthy Rentals project will increase opportunities for promoting and improving living standards leading to better Maori health and wellbeing. This aligns with the outcomes of Council's Māori Responsiveness Framework *Whiria Te Muka Tangata* to significantly lift Maori social and economic wellbeing, in particular the aspiration for manaakitanga.

Implementation

25. There are financial and implementation issues arising from the disestablishment of the Community Development and Safety Unit part-way through this project and the delay in project delivery getting underway. Transition arrangements for responsibility for this project will be made for the remainder of 2015 and for 2016 as part of continuity planning.
26. As insulation installation is usually a seasonal business, with winter nearly over by the time the project budget is approved, fewer housing assessments are likely to take place. It is proposed to resume the project in May-June of 2016 to pick up any shortfall. Project progress will be reported monthly to the Whau Local Board Housing portfolio holders and will follow the Project Plan Overview.
27. Any requests for variance will be made in writing to the Housing portfolio holders. Implementation and timeframes are outlined in the Project Plan Overview.

Attachments

No.	Title	Page
A	Healthy Rentals Housing Quality Improvement Project Plan Overview	9

Signatories

Authors	Kim Conway - Strategic Analyst Social Wellbeing
Authorisers	Graham Bodman - Manager - Community Development, Arts and Culture Glenn Boyd - Relationship Manager Henderson-Massey, Waitakere Ranges, Whau

Appendix A

Healthy Rentals Housing Quality Improvement Project Plan Overview

Key roles & responsibilities	Activities	Timeline
Project Leader Kim Conway (currently North-West Community Development & Safety Team)	<ul style="list-style-type: none"> Oversight of the project and project staff Communicate and review plan and implementation with local board and Council colleagues regarding Contact with key stakeholders as required Manage project budget and raise POs etc. Prepare reports 	May -31 September 2015 Report to LB – Aug & Dec 2015
Project management Mary Thompson (currently Project Manager)	<ul style="list-style-type: none"> Write project plan Contact with key stakeholders Oversee the delivery of all project objectives in a timely manner 	May -31 September 2015
Project design and set-up support (Environmental Services)	<ul style="list-style-type: none"> Support project set-up Ongoing project advice (Rebecca Hayden) Provide support and continuity for project 	May -31 September 2015
Landlord engagement Project manager (currently)	<ul style="list-style-type: none"> Develop landlord recruitment strategy Recruit landlords and initial engagement Work with partners and networks to recruit and engage landlords Book house assessments for the Eco Design Advisor Draft landlord reports Pass on referrals for improvements to the Insulation company Follow-up with landlords re decision making on improvements 	May - September 2015 May - 30 June 2016
Tenant engagement Project manager (currently)	<ul style="list-style-type: none"> Work with landlords to engage their tenants Tenant communications Provide tenant education 	May - September 2015 May - 30 June 2016
Housing Quality Assessments Eion Scott (Council's Eco Design Advisor)	<ul style="list-style-type: none"> Conduct assessments on houses referred by Project Manager Support with delivering reports to landlords Provide expert impartial advice to landlords with any follow-up queries 	May - September 2015 May - 30 June 2016
Housing Quality Improvements Insulation Company	<ul style="list-style-type: none"> Provide quotes Install insulation and smoke detectors 	May - September 2015 May - 30 June 2016
Evaluation Bill Smith (Ecological Associates)	<ul style="list-style-type: none"> Undertake process and outcome evaluation review 	November-Dec 2015 (for LB report)

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PROPOSED BUDGET

Deliverables	Budgeted cost
Project Management (including implementation costs for the remainder of the 2015 project e.g. September 2015 and set-up costs for May- June 2016)	\$5,000
Evaluation (shared cost with Maungakiekie-Tamaki local board)	\$3,000
Insulation subsidies	
- Properties where the tenant has a Community Services Card approximately 40-50 houses	\$12,000
- Properties where the tenant is General Income (but low income) approximately 10 houses	\$5000