

## **Papakura Local Board feedback on the Healthy Homes Standards**

### **Background**

In December 2017 the New Zealand Government passed the Healthy Homes Guarantee Act (no. 2). The Act enables the government to create regulations that set minimum standards to create warmer, drier, rental homes (the healthy homes standards).

A discussion document on the proposed healthy homes standards is now available for comment. These standards will set a minimum requirement for:

- Provision of heating devices
- Level of floor and ceiling insulation
- Ventilation through provision of windows and extractor fans
- Draught-stopping
- Moisture entry and drainage

### **Papakura Local Board Feedback**

The Papakura Local Board provides the following feedback on the Healthy Homes Standards:

- i) The board supports the Healthy Home Standards, covering minimum levels for heating, insulation, ventilation, draught-stopping, drainage and moisture-ingress, which will make rental homes warmer and drier without imposing excessive rules or cost.
- ii) The board has a concern that to raise the minimum standard would have costs associated for the landlord who would then pass these on to the tenant.
- ii) The board believes that the objective of warm and dry rental homes in New Zealand is only likely to be partially met if tenants use heating or extraction devices installed. Often tenants cannot afford to run heating devices.
- iii) The board supports an education package that clearly outlines the changes that will affect the landlord, property manager or tenant of a private rental house, a boarding house or social housing.
- iv) The education package or website information should also clearly outline what assistance is available to both landlord and tenant to help to prevent confusion and enforcement action.

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Brent Catchpole  
Chairperson  
Papakura Local Board

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Deputy Chairperson  
Papakura Local Board

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