

Waiheke Community Housing Quality Initiative: Design & trial process to identify need, clarify funding and process to action interventions.

Version 4

Nov 2016

Background

The Waiheke Local Board has undertaken a Housing Needs Analysis on Waiheke Island, (*Living in Paradise: Housing Needs on Waiheke Island 2016*), which indicates critical housing needs for seniors on the island in the areas of affordability and housing quality. The board wishes to partner with a community organisation to take immediate action in this area.

Housing Steering Group – a group who provided their time and expertise to the Board in 2016 to undertake business case for social housing on Panuku owned land on Waiheke and explore options for provision of a restcare facility for Waiheke seniors. The local Board contracted one of the steering group to work with the local Board to research and deliver the housing needs analysis – *Living in Paradise*.

In August 2016 Nick Collins¹, from the Housing Steering Group gave a presentation to the Waiheke Health Trust (WHT) on the opportunity for a new housing initiative focus on housing quality. This would involve assessing the state of homes of vulnerable patients with the aim of

- gathering objective data on housing quality ,
- providing helpful tips to occupants on the actions they can take to improve housing quality and developing a plan to address quality issues in Waiheke homes, to ensure homes are warm, dry, well ventilated and safe.

Trust members also expressed the need of a number of its clients, for basic health and safety repairs. They stated that a number of Waiheke clients had not qualified for Special Needs Modifications to assist with health conditions due to the poor state of their homes.

¹ Nick Collins has been CEO of Beacon Pathway since 2004 – a not for profit focused on improving the performance of New Zealand's homes & neighbourhoods. Nick has participated in numerous Council housing initiatives including
2014 - 2016 Auckland Council Fast Ideas Forum for Affordable Housing - participant.
2011 - 2012 Auckland City Council Housing Strategic Action plan - stakeholder reference group.
2005 - 2006 Auckland City Council Sustainability team developing Council's Sustainability Plan - contributing team member.
2015 Christchurch City Council. Evaluation panel member for the transfer of city council housing stock to a Community Housing Provider.
2014 -2015 Christchurch City Council. Subject matter expert on Carey street and St Andrews Crescent developments.

The Proposal

The Housing Steering Group proposes a pilot over the period December to April to assess serious health and safety concerns in the homes of WHT vulnerable clients, (principally seniors), to gather data on need, provide self-help information / advice and investigate options for retrofitting and repairing homes with owner-occupiers and landlords. A suggested framework for the pilot is as follows:

1. Quantify the need
 - a. WHT Occupational Therapist or in home help refers client with housing need to Waiheke Community Housing Initiative Project Manager
 - b. Project Manager visits the WHT client, with OT / home help attending. Objective is to assess quality issues in the home and provide occupant with helpful hints they can implement to keep the home, warm and dry.
 - c. Collect data on quality issues, to estimate costs, and potential interventions.

The intention will be to carry out assessments in at least twenty homes (number to be reviewed as time / available homes allow). Collect data, prioritise what needs to be done and develop a process to address these quality issues while helping occupiers to understand that there are actions they can take to keep their home warm, dry, ventilated and safe.

The Housing Steering Group acknowledges that housing quality is a complex issue. Residents in rental properties have different issues from those in privately owned / occupied housing, Care will be taken to be taken to ensure that the often vulnerable nature of tenant landlord relationships is not exacerbated.

There is a significant body of NZ research into the value of and issues associated with people aging in place (refer <http://www.goodhomes.co.nz>) and more specifically there has been local research published in 2016, focusing on Waiheke – (refer *Older Adults' Experiences of Home Maintenance Issues and Opportunities* TARA G. DUNN, ROBIN KEARNS and JANINE WILES.)

<http://www.tandfonline.com/doi/abs/10.1080/02673037.2016.1164834?journalCode=chos20>

This project seeks to build from this knowledge base, quantify the need and in phase 2 below develop a process to address the housing quality issues.

2. Design / develop process to address quality issues, including
 - a. Search out local trades
 - b. Develop QA / compliance processes

3. Explore funding options available through Auckland Council, Central government agencies and philanthropic foundations.

Outside the scope of this pilot and conditional on securing funding beyond the pilot, the project manager will explore the following

- Recruit / contract retrofit assessor/building assessor to make an assessment of requirements and appropriate solutions
- Action interventions through retrofitting agency or local trades people to undertake repairs or installations
- Ensure QA prior to payment
- Follow-up with client to ensure fit for purpose and evaluate benefits.

Timeframe

It is suggested that the pilot should be undertaken for a 4/5 month period commencing December, 2016 and finishing April, 2017. (to be decided)

Location

It is suggested that the co-ordinator be based in the Waiheke Health Trust office for one day per week on a day agreed by the selected employee and the Trust. Office and personnel resources to be supplied by the Trust. Contract arrangement is recommended to reduce administration requirements.

Budget required

Funding Sources for Housing Project (GST exclusive)	15/16	16/17	Total
Social Housing Business Case (funds remaining WICOSS)	\$2,380		
ACE: Community Housing Budget		\$10,000	
Donation subject to review of final proposal		\$5,000	
	\$2,380	\$15,000	\$17,380
Budget Estimate			
Contractor fees (16 weeks)		\$11,200	
WHT overheads est @ \$100/day		\$1,500	
Travel		\$380	
Repairs		\$4,300	
			\$17,380

Legal Structure

WICOSS is currently the umbrella group, offering financial accountability for the project which has funds remaining and available for this project. WICOSS is a pre-existing structure which can provide easy access to funds and a high standard of financial accountability.

It is suggested that the project be governed by a joint Advisory Group consisting of: the Housing Steering Group; WHT representatives; one Waiheke Local Board

representative along with the Local Board Advisor. (This could in time be extended to include Oneroa A&E and community reps).

Longer Term Goals

In parallel the Project Manager will develop a long term Affordable Housing Strategy in association with community stakeholders and seek funds for a Three Year Salary for a Programme Manager. Initial inquiries have already been made with the Tindal Foundation and the Department of Internal Affairs.

