

Memo

(5 October 2018)

To: (Victoria Viillaraza, Relationship Manager, Maungakiekie-Tāmaki and Puketāpapa Local Board)
cc: (Mal Ahmu, Local Board Graduate Advisor & Ben Moimoi, Local Board Advisor)
From: (Harry Doig, Chair Puketāpapa Local Board)

Subject: Urgent decision request of the Puketāpapa Local Board

Purpose

To initially seek the local board relationship manager's authorisation to commence the urgent decision-making process and if granted, seek formal approval from the chair and deputy chair (or any person acting in these roles) to use the process to make an urgent decision.

The decision required, and the supporting report (the memorandum attached), are attached to this memo. The urgent decision being sought needs to be authorised by the chair and deputy chair (or any person acting in these roles) by signing this memo. Both this memo and the report will be reported as an information item at the next business meeting if the urgent decision-making process proceeds.

Reason for the urgency

The timing of the feedback on the government's proposed healthy homes standards is due by 15 October 2018. This is before the next scheduled Puketāpapa Local Board Business meeting on the 18 October 2018.

Council staff are preparing a draft regional submission on the healthy homes standards. Local boards can also provide feedback on this consultation. Any local board submissions will be attached verbatim to the Auckland Council regional submission if received by the Environment and Community Committee before 15 October 2018.

Decision sought from the chair and deputy chair (or any person acting in these roles)

That the Puketāpapa Local Board:

provide formal feedback on the Ministry of Business, Innovation and Employment's consultation of the proposed healthy homes standards under the *Healthy Homes Guarantee Act*.

Background

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

The government is consulting on the healthy homes standards and have provided a discussion document that outlines five healthy homes standards, options and questions regarding each standard, and options for the implementation and enforcement of the standards.

Authorisation of the urgent decision-making process



Signed by Victoria Villaraza
Relationship Manager, Maungakiekie-Tāmaki & Puketāpapa Local Board

Date 05/10/2018

Approval to use the urgent decision-making process



Harry Doig
Chairperson, Puketāpapa Local Board

Date 11/10/2018



Julie Fairey
Deputy Chairperson, Puketāpapa Local Board

Date 11/10/2018

Puketāpapa Local board Resolutions

The Puketāpapa Local Board:

- a) Endorse a heating standard that enables warm and dry homes for tenants, reaching the recommended indoor temperature of at least 20 degrees Celsius in living rooms and bedrooms.***
- b) Endorse the insulation standard of option three in section 2.1 of the 'Healthy Homes Standards' discussion document, that has the highest long-term and maximum benefit to achieve warm, dry rental homes for tenants***
- c) Endorse an insulation standard that ensures landlords are accountable and not exempt from meeting these standards.***
- d) Endorse the regional submissions draft recommendation of option three in section 3.1 of the 'Healthy Homes Standards' discussion document, to provide openable windows and extractor fans in rooms with a bath, shower or indoor cooktop.***
- e) Endorse option two in section 4.1 of the 'Healthy Homes Standards' discussion document, that landlords provide efficient drainage and guttering, downpipes and***

drains, and ensure that the subfloor has a ground moisture barrier, unless there is already adequate subfloor ventilation.

- f) Endorse option two in section 5.1 of the 'Healthy Homes Standards' discussion document, requiring landlords to stop any unnecessary gaps or holes that cause noticeable draughts and a colder rental home, to ensure homes are dry and warm for tenants.*
- g) Recommend that education for tenants and landlords be prioritised when implementing the healthy homes standards, particularly regarding ventilation and heating.*
- h) Recommend one compliance date for each standard that will be implemented as soon as possible, following a process that will be most efficient and effective at producing warm, dry and healthy homes for residential tenants.*
- i) Recommend a fair implementation process that makes landlords accountable to meeting the healthy homes standards and transparent to potential tenants.*



Harry Doig
Chairperson, Puketāpapa Local Board

Date 12/10/2018



Julie Fairey
Deputy Chairperson, Puketāpapa Local Board

Date 12/10/2018

28 September 2018

Memorandum

To:	All Local Boards
Subject:	Consultation on Healthy Homes Standards
From:	Sophie Heighway, Sustainability Initiatives Manager

Purpose

1. To outline the contents of the government's consultation on Healthy Homes Standards and explain the process for local boards to give feedback on this consultation.

Summary

- *The Ministry of Business, Innovation and Employment (MBIE) is consulting on healthy homes standards for rental properties (see summary and full consultation document in appendix A). The due date for submissions to MBIE is 22 October 2018.*
- *These standards will set minimum requirements 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.*
- *In each of these areas, the ministry is consulting on various options. Depending on the options chosen, the standards have potential to impact significantly on local communities in Auckland.*
- *If higher standards are chosen, the 38.5 per cent of Aucklanders who live in rental properties will have the right to warmer, drier homes, potentially improving their levels of health and wellbeing.*
- *The regional Auckland Council submission will be recommended to Environment and Community Committee for their approval on 16 October 2018.*
- *Local boards can also provide feedback on this consultation. Any formal local board submissions will be attached verbatim to the Auckland Council regional submission.*
- *To be considered by Environment and Community Committee, local board submissions should be provided by **9 am Monday 15 October**. Local board submissions can also be attached to the regional submission without being considered by the committee. The deadline for this is **Friday 19 October at 5 pm**.*
- *All local board feedback should be emailed to claes.sandstrom@aucklandcouncil.govt.nz*
- *Local board feedback should be approved through formal recommendations at a business meeting. Given the tight timeline local boards may also choose to give feedback using an urgent decision-making process or retrospective approval of a submission. Your local board staff can support you with these processes.*

Context/Background

2. In December 2017 the New Zealand Government passed the Healthy Homes Guarantee Act (no 2). This Act enables the government to create regulations that set minimum standards to create warmer, drier rental homes (the healthy homes standards).
3. A discussion document on the proposed healthy homes standards, summarised below, is now available for comment. A summary of the consultation and the full discussion document are shown in Appendix A.

4. Feedback on the consultation is due to the Ministry of Business, Innovation and Employment by Monday 22 October.
5. The document seeks feedback on five healthy homes standards:
 - **Heating.** This includes questions such as ‘what minimum achievable indoor temperature should heating devices be sized for in rental homes’ and ‘where should heating be located’?
 - **Insulation:** What is an appropriate level of insulation for rental homes and how should the condition of insulation be assessed?
 - **Ventilation:** What is the appropriate level of ventilation to ensure rental homes have adequate airflow in areas of high moisture?
 - **Moisture ingress and drainage:** Are existing laws for rental homes sufficient to protect against moisture and inadequate drainage or could regulations better protect against moisture entering the home?
 - **Draught stopping:** What appropriate measures should landlords take to stop draughts in a rental home?
6. The discussion document proposes options for feedback in relation to each of the five standards. For example, for ventilation the consultation document asks if landlords should either be required to:
 - provide openable windows in all habitable rooms (the status quo)
 - provide extractor fans in rooms with a bath or shower and openable windows in living rooms, dining rooms and kitchens
 - provide extractor fans in all rooms with a bath or shower or indoor cooktop, and openable windows in living rooms, dining rooms, and bedrooms.
7. The discussion document also seeks feedback on two other questions:
 - when and how should the healthy homes standards be implemented?
 - when and how should the healthy homes standards be enforced?
8. This question does not cover the scope of who should enforce the standards and how proactive this enforcement should be. Instead, it is focused on what information the landlord should be required to keep and how this should be provided to the Ministry.

Discussion

Impact on local communities

9. Depending on the options chosen through the consultation process, the standards have potential to significantly improve the wellbeing of local communities in Auckland.
10. Cold and damp rental homes affect a large proportion of New Zealanders, with 38.5 per cent of Aucklanders living in rental homes.
11. New Zealand research shows that children who live in poor quality rental homes are at greater risk of being hospitalised, especially for diseases linked to housing quality, and that children are more likely to be re-hospitalised from the effects of cold, damp homes.
12. Ministry of Health data (2018) shows that there are approximately 10,800 children or 13,000 events with potential housing quality-related causes presented to NZ hospitals each year.
13. Low-income, older people, children, disabled people and Māori and Pacific people are more likely than other groups to live in, or feel the effects of, cold and damp rental homes. This impact is particularly relevant to Auckland where 14.2 per cent of the population identifies as Maori and 12 per cent as Pasifika.
14. The World Health Organisation recommends a minimum indoor temperature for the elderly, young and infirm of 20 degrees, and 18 degrees for others. In New Zealand average winter

temperatures for living rooms are 15.8 during the day and 13.5 at night, and for bedrooms it is 14.2 during the day and 12.6 at night.

15. The standards will also have financial impacts on some Aucklanders, as landlords will need to pay to reach the proposed standards, and may pass on some of these costs to their tenants.
16. A high-end estimation of costs required for a landlord in Auckland to meet the standards (assuming they did not currently meet any of the requirements) would be approximately \$11,000 to \$12,000. The median house price in New Zealand has increased from \$550,000 to \$850,000 (from 2013 to 2018).

Auckland Council's draft submission

17. Auckland Council is currently developing a draft submission on the options proposed in the consultation document. This submission has not yet been finalised but will be aligned to the relevant key directions and focus areas of the Auckland Plan which include:
 - *Improve health and wellbeing for all Aucklanders by reducing harm and disparities in opportunities*
 - *Aucklanders live in secure, healthy, and affordable homes, and have access to a range of inclusive public places.*
 - *Advancing Māori wellbeing through improving the specific needs of vulnerable tamariki and whānau, particularly whānau who are experiencing substandard housing and homelessness*
18. The draft regional submission can be provided to local boards once it is complete.

Next steps / Process for local board feedback

19. Local boards can provide feedback on this consultation. Any formal local board submissions will be attached verbatim to the Auckland Council regional submission. Submissions from individual local board members will not be included.
20. Local boards can either approve their formal feedback at a business meeting or, given the tight timeline, choose to give feedback using an urgent decision-making process. They may also choose to delegate the task of preparing feedback to one or more board members. Your local board staff can support you with these processes.
21. The regional submission will be recommended to Environment and Community Committee for their approval on Tuesday 16 October.
22. To be considered by Environment and Community Committee before they approve the regional submission, local board feedback should be emailed to claes.sandstrom@aucklandcouncil.govt.nz by **9 am Monday 15 October**.
23. Local board submissions can also be attached to the regional submission without being considered by Environment and Community Committee. To be included with the regional submission, local board submissions should be emailed to claes.sandstrom@aucklandcouncil.govt.nz by **5 pm Friday 19 October**.

More information

24. If you have any questions around the contents of this memo or the process for local boards to give feedback, please contact Claes Sandstrom on claes.sandstrom@aucklandcouncil.govt.nz or 021 814 497

Attachments

Appendix A: Summary and full consultation document: Healthy Homes Standards.