

Minutes of BOP and Lakes Housing Forum
Held 11am, Tuesday 13 December 2016
At Toi Te Ora – Public Health Service, Rotorua

Present:

Jim Miller, Toi Te Ora (chair)	Brian Pointon, BOPDHB
Bill Hewitt, EECA Relationship Manager	Simon Stewart, WBOPDC
James Low, BOPRC	Lorreen Hartley, WDC
Alastair Rhodes, Bay Trust	Rosemary Viskovic, RLC
James Scarfe, Toi Te Ora	Aroha Morgan, Lakes DHB
Barbara Mackenzie, DIA	Heather Holt, TDC
Ronda Cleland, Toi Te Ora (minutes)	

Apologies:

Philip King, TCC	Rachael Davie, WBOPDC
Jo Smith, CoBOP	Pip King, Lakes DHB
Hana Edwardson, KDC	

1. Reflections on the first meeting discussion:

1.1 Where do you think we got to following last meeting?

- Good progress on Terms of Reference
- Broad agreement on scope of forum
- Links are being made

1.2 Success looks like:

- Strengthening connections and relationships
- Collaboration
 - Clear collaborative agreement with a defined wrap around pathway (involving partners in defined roles) to assist councils provide wrap around case by case solutions for families / communities.
 - Learning from other projects.
 - Sharing limited resources.
 - Assistance in how to respond at community level to national policy changes.
- Clarity
 - Understanding who is doing what and where and how they can support
 - Clarity on why we are meeting and who we are meeting for
 - Keeping a narrow scope: healthy housing
- Structure and Planning
 - Long term (10 years) coherent and flexible plan so short term non-reactive initiatives can be incorporated into it.
 - In 20 years every child is raised in a healthy dry warm home.
 - Resources used effectively and go where needed.
- Action (not just talk)
 - Adding value so that the community benefits from the forum, and making a difference.
 - Increasing uptake from landlords to get rentals insulated and make the most of available funding.
 - Developing key messages for landlords and how to get messages out.

2. Notes from the last meeting including progress on the actions.

- Changes made to TOR as discussed last meeting and revised TOR emailed with agenda.
- BRANZ survey information for councils. The most recent published BRANZ survey is 2010 – the latest report has not been released (with last year’s survey data), but must be coming soon. James Low suggested also using the Quotable Value database that councils have access to – has data on age of build, improvements, number of rooms, areas of deprivation.
- Voluntary Targeted Rates (VTR) only used by BOPRC. Discussed funding later in agenda.
- Decision made to focus on children – it is easier to sell to funders as children don’t have a choice.

ACTIONS:

- 2.1 James to contact Keith Clark at BRANZ re 2015 survey data and report.
- 2.2 Draft action plan to be drafted by Toi Te Ora and Brian Pointon so it is ready to discuss at next Forum meeting.
- 2.3 Aroha to follow up with Pip King to complete Lakes details for *Summary of current Healthy Housing projects – BOP and Lakes Health districts*.

3. Terms of Reference

ACTIONS:

- 3.1 To include a statement about making data and information available to all groups, then adopt TOR.
- 3.2 Revisit TOR in six months to discuss whether it needs to be reviewed.
- 3.3 Brian Pointon to ask Jo Smith to organise a bi-annual meeting between the chairs of other connected groups (eg homelessness and affordability groups) to ensure alignment between each group so there is continuity along the housing continuum.
- 3.4 Rosemary Viskovic to consider how best to ensure alignment with Working Together Rotorua.
- 3.5 To communicate to others (eg insulation providers) about the forum and about who is involved once the action plan is drafted.

4. A Draft Prioritisation Scheme

- *Estimated Number of Homes in Very Poor Condition* data collated by James Scarfe that provides a rough estimate. Doesn’t indicate if owners can fix the problems, or if they will be easy or hard fixes. Is likely to be underreported, and doesn’t include properties not included in census.
- Ball park figure of 10,000 houses needing work in the region.
- EECA update (Bill Hewitt): Warm Up NZ started in 2009 with changes to it since then. Approximately 170,000 rental homes still to do in NZ, EECA has funding for 23,000. By July 2019, all these houses need to be insulated and with smoke detectors – problem is that industry can only deliver 35-40,000 homes a year. Already 6 months into 3 year period and not anywhere near targets. It is difficult to convince landlords that they need to do it now – there is a \$4000 penalty if home not done by July 2019. Overall about 8% of this figure = 13,600 homes for BOP/Lakes need to be done. So probably about 10,000 rentals. No data available for DIYs. Effort needed to improve uptake of landlords to do this. Noted private rentals are ineligible for EECA subsidy unless there is a tenancy agreement, though subsidy is overridden if people in house fit the DHB Healthy Homes criteria.
- *Prioritisation of High Deprivation Census Area Units* information collated by Brian. BOPRC is able to help with mapping to help identify priority areas. Need to consider criteria to use.

ACTION:

Forum members to consider what other criteria, besides health status, is suitable to use to prioritise.

5. Briefing on the national supplier initiative (Brian Pointon)

- Brian is involved with the national Healthy Housing Initiative working group (targeting homes with 0-5 year olds) looking at how project can be enhanced. Currently looking at bulk purchasing of supplies and what deals can be done to reduce costs of materials needed for housing intervention, eg beds, mattresses, mechanical ventilation for bathrooms.
- WISE (Rotorua) and Smart Energy Solutions Ltd are the current EECA approved installers covering the BOP and Lakes districts. Brian recently met with Installed who are able to offer 40% discount, don't have to meet EECA Criteria, available regardless of renting/owning.
- Discussion about whether we are we able to drive down the costs of insulating by having a more competitive environment? Advantage of EECA is it is an audited program vs other programs.

6. Possible Projects for the short term

Discussion regarding any current or potential work that has come to the attention of the forum:

- Communications plan to share what we do and what is available for people (eg EECA, TPK, WINZ, HHI); an understanding of processes that people use which could identify better efficiencies.
- Advice needed re how to support families living in noncompliant (dangerous/insanitary) houses with living conditions that cannot be improved until houses comply. How to deal with relocatables and dwellings that are not houses or were built before current building standards.
- To be led by prioritisation findings
- Mangakino TPK work just starting implementation (Te Arawa Whanau Ora collective). So far 2 houses repaired - 1 in Mangakino, 1 in Taupo, and 20 housing assessments to start.
- Ngati Whakaue has a program building rentals
- WBOPDC – Otawhiwhi (Bowentown) and Te Rereatukahia (Katikati)
- Waimapu community in Tauranga City.

Current projects

- Maketu. TECT has provided some funding and BayTrust is to make a decision on continuation of funding.
- Murupara is three quarters of the way through Phase 1 of a 3 year project. Funding application in preparation for BayTrust and Te Puni Kokiri for Phase 2.

7. Scoping of resources available and costs per home (Brian Pointon)

- Work and Income can get access to \$1000 in repairs and maintenance. Depends on person's circumstances and also whether this is repaid or not.

ACTION:

Brian/Ronda to continue research where potential funds can come from eg VTRs, banks.

8. Healthy Homes Survey: Directory of Service Delivery Providers template.

ACTION:

All group members to complete and distribute the survey to other known service providers so that there is a comprehensive directory of who is doing what and where.

9. Resulting actions, target and sum up

ACTION:

- All attachments will be emailed with minutes.
- The TTO Internal Housing Group with review how best to share Forum information on the Toi Te Ora website.

Post Meeting Notes:

- *James Low offered to assist with the QV data and James Scarfe will follow up.*
- *The BRANZ Survey will be published early 2017.*

**Next meeting: Tuesday, 21 February 2017
11am – 1pm, Toi Te Ora, Rotorua**