

Vol EDA1, No. 1

Friday April 15, 2016

#### Healthy Rentals: Case Studies and Experience



How do we prompt change in unhealthy rental housing?



#### Healthy Rentals Methodology Anckland Council trial of Rental WOF

#### Learnings from the programme

Stage 2 evaluation with tenants and landlords



#### Combatting rheumatic fever

#### Rheumatic fever learning resources Search on Ministry of Health

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## Eco-Express



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## Healthy Rentals: Case Studies and Experience



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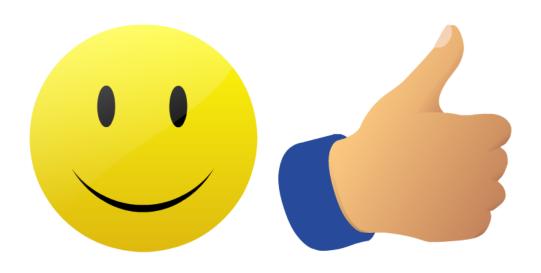
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Ministry of Health initiative to combat rheumatic fever and other chronic illness Related to overcrowding and unhealthy living conditions Programme operated by NGOs and public health providers, based on referrals from GPs Many are Housing NZ tenants Distinction between structural and functional overcrowding

EDAs provide additional assessment and advice following case worker visit Provide a landlord report to reinforce the reasons for upgrading the property Programme insulation works and arrange payment through Healthy Rentals/Retrofit Your Homer/WUNZ: Healthy Homes

## Healthy Rentals: Case Studies and Experience



How do we prompt change in unhealthy rental housing?

Learned behaviour Accumulated wisdom Role models Habits Direct intervention Intervention with education Intervention with incentives Regulation and deprivation



Residential Tenancies Act - Proposed Red

Labour, Greens, Children's Commissioner still

## es and Experience

# How do we prompt change in unhealthy rental housing?

Learned behaviour
Accumulated wisdom
Role models
Habits
Direct intervention
Intervention with education

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### Residential Tenancies Act - Proposed Regs

Sets minimum standards for insulation and smoke alarms Strengthens enforcement through Tenancy **Tribunal** \$4000 fines if work orders not undertaken Tenants have rights, landlords too **Obligations and transparency** Devil is in the detail Labour, Greens, Children's Commissioner still say not enough Roll on full Rental WOF

## Healthy Rentals Methodology



### **Auckland Council trial of Rental WOF**

32 unique aspects of the house assessed

All to do with health and safety of occupants

Pass/fail methodology – just like a car

WOF

Not mandatory

Landlords given three page report

Tenants given kit and advice

Project manage with installers

Subsidies on insulation initially, heat

pumps added later to bump up interest

10-year smoke alarms provided free

Trialled in Maungakiekie-Tamaki Local Board in 2013, assessing 25 houses

M-T Local Board continues to fund, 50 houses in Stage 2

44% of properties were insulated in the pilot – increased to 50% in stage 2

Now in Stage 3 in M-T and extended to western local boards Whau and Puketapapa Subsidy levels and measures have expanded Insulation subsidies between 30% (general tenant) and 90% (CSC tenants)

Groundsheets, heat pumps and extractor fans ~20-50%, capped at \$1600 total

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## Learnings from the programme

Stage 2 evaluation with tenants and landlords

60% of tenants found information useful or very useful Only one in four reported changes to behaviour as a result 90% were assured by their landlord that some significant improvement would be made

#### **Case Studies**

Examples of unsafe, overcrowded, cold and damp conditions



Insulation/ventilation issues

Poor internal a

60% of tenants found information useful or very useful Only one in four reported changes to behaviour as a result 90% were assured by their landlord that some significant improvement would be made 45% said that they would consider staying longer in the rental if that was the case Landlords said they would increase the rents in 40% of the houses if improvements were made



### **Case Studies**

## Examples of unsafe, overcrowded, cold and damp conditions







## Safety issues







Slip hazard

Missing downpipe



Taped up light

Leaky guttering on carport



Unflued gas heater



Exposed wiring on HWC

## Insulation/ventilation issues







- No sign of venting for extractor fans
- Lack of ventilation leads to bedroom window condensation
- Moisture dripping ruins carpet.





## Poor internal air quality

- Damp on bedroom ceiling
- Mould on mattress
- Condensation on bedroom window
- Mouldy jewellery rack
- Inadequate bathroom fan









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## Rheumatic fever learning resources Search on Ministry of Health

## Mangere East Case Study AWHI had previously assessed this situation after child

presented with bronchiolitis

HNZC undertook some repairs, installed new wall panel heater and some draught proofing

Child presented again, this time with pneumonia, AWHI asked us to assess

Found 7-8 living in a house less than 100 square metres None of the smoke alarms worked

The heater HNZC installed did not do the job

Visiting aunty had warmest bedroom, the young girl had the coldest, advised to switch rooms and ensure beds were not under windows.

Inspected ceiling insulation, advised HNZC to consider upgrading, along with new underfloor insulation (to replace existing foil) and groundsheet.



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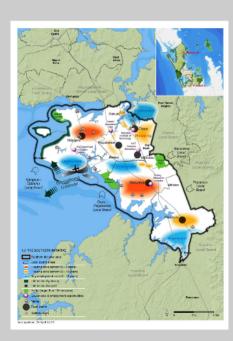
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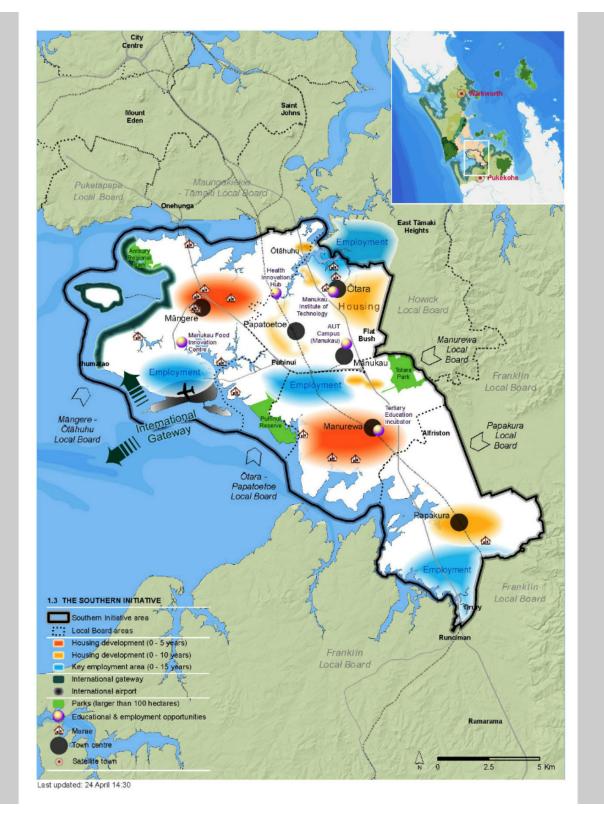


You Tube

### The Southern Initiative

Auckland Council working with AWHI to design a better way of engaging with tenants and landlords in the Southern Initiative Uses a co-design process of interrogating the problem, interviewing the protagonists, ideation and prototyping possible solutions





## Interviewing the protagonists

Tenants sick of being asked the same questions from multiple intermediaries

Frightened of the severity of the sickness in the house

Confused and anxious over what progress is being made

Suspicious that insulation and heating will come at a cost

Landlords unaware of the unhealthy conditions Surprised by suddenly learning through a building report or insulation quote

Have budgets that don't stretch to heat pumps Suspicious that this is thin end of the wedge and that minimum rental housing standards will rise over time

"It's so frustrating that we're not eligible for social housing and that our landlord declined (to pay for insulation)" - Alieta

# New paradigm needed Where to from here?

How do we gain trust? How do we achieve behaviour change in ventilating and heating properly? If heat pumps installed, are tenants going to use them? How do we ensure unintended consequences (higher power bills, rents)? How do we ramp up community support (Healthy Rentals, Retrofit Your Home, Government subsidies)?

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