



Putting Our Energy into Good Homes, Good Neighbourhoods, Good Lives

Kay Saville-Smith, Director CRESA

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Today I want to reflect on:

- Our current approach to energy, air quality and health
- Challenges presented by:
 - Funding futures
 - Housing futures
 - Demographic future
- Explore a more integrated approach to:
 - Improved energy management, air quality, and home health
 - Retrofit, repairs and maintenance
 - Households, dwellings and neighbourhoods

Energy, Air Quality & Health:

- Our current approach:
 - Poorly integrated
 - Confusion around focus and targeting:
 - Household vs dwelling
 - Definition of need
 - High transaction costs and double handling
 - Funding sources and quantum uncertain and fluctuating
 - Lack of clarity around markets, economies of scale and market failure

New & Old Challenges:

- Funding Futures:
 - Reduced investment:
 - Reworking of central government funding streams
 - Charitable sector struggling with world financial crisis
- Housing Futures:
 - The stock – ageing, bigger not better
 - Continuing heating failure – spot heating
 - Poor repairs and maintenance
 - Housing supply crisis

Housing Stock Crisis

- 42,000 (possibly 88,000 leaky homes)
- Dismal rental housing:
 - 41.1% of rentals without ceiling insulation
 - 39.9% of landlords making no provision for repairs and maintenance
- Under supply of lifetime design homes
 - 136,197 dwellings undersupply currently
 - 240,000 dwellings undersupply by 2039.

New & Old Challenges:

- Demographic Futures:
 - Ageing population – Currently the smallest number of older people NZ will have this century.
 - Our children and young people
 - Housing
 - Employment

Crowded, Cold, Insecure, Unaffordable Unsafe Housing for Children

- Crowded children
 - 17.2% 0-9 year olds
 - 15.3% 10-14 year olds
 - 46.3% of Pacific children
 - 27.8% of Maori children
 - 22.3% of Asian children
- 375,000 children in dwellings cold, damp and expensive to heat.
- 80,000 children in temporary dwellings
- Most likely to be living in rental housing

Crowded, Cold, Insecure, Unaffordable Unsafe Housing for Children

- Our most vulnerable young people
 - 14,500-20,000 in insecure or unsafe housing.
 - 12.6% in unaffordable housing, overcrowded housing, dilapidated housing and/or mal-adapted housing.
 - 13.8% in dwellings in which they are exposed to criminality, sexual or physical abuse, gang activities/members and/or drug making.
 - 2.5% no fixed abode or living on the street

Good Homes:

- Have a significant impact on well-being of all vulnerable population groups
 - Societies that support well-being work better.
- Need insulation, heating and maintenance
- Are an innovation in New Zealand

Getting Innovation

- Recognise and value the relationship between energy efficiency, comfort and affordability
- Reduce costs and price barriers:
 - More productive – combine skills, services
 - Enable – solutions not just assessment
 - www.goodhomes.co.nz
 - Build on the power of neighbourhoods
 - New finance – rates based lending, procurement power, labour substitution

Doing better

- Productivity
 - Multiple points of entry
 - Better training cross-sectorally
- Enabling
 - Don't assess if you won't or can't do something
 - Differentiate needs analysis from assessment
 - Don't over-research
 - Promote and support self-help
 - Deal with the fears of ordinary people to help them release their skills
 - Eg., www.goodhomes.co.nz
- Build on the power of neighbourhoods
 - Use NZ's strong tendency for housing classes
 - Target dwellings in neighbourhoods
 - Reduce costs
 - Get procurement power
 - Develop a culture of good homes
 - Use skills
 - Develop relationships
 - De-stigmatise