



WELL HOMES

Wellington Housing Coordination Service

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0800 675 675

Bi-monthly Newsletter

**DECEMBER/
JANUARY 2018**

Well Homes is a housing coordination service for the greater Wellington region that supports whānau to live in a **warm, dry and safe home.**

INSULATION

A warm, healthy home starts with properly installed insulation. From July 2019, it will be a legal requirement that all rental properties in New Zealand be insulated. You may be able to get **half-price insulation** with funding from the Government if lead tenants or home owners meet the low-income threshold. Tenants, make sure your landlord is aware of these requirements and if you are a landlord, find out if you can save money by visiting www.sustaintrust.org.nz. Sustainability Trust supports whānau across the Wellington region by assessing and providing insulation and heating in homes, and promoting sustainable lifestyle choices. Contact Sustainability Trust today on 0508 787 824 for further information.

The ECCA scheme that provides the funding for the insulation subsidy ends in June 2018. To access the generous discount all applications will need to be completed **before the end of April 2018.**

DAYS LEFT

88

To get applications in before the insulation subsidies finish!

We strongly urge all landlords and property managers working with properties that are not insulated (or under-insulated) to consider the insulation scheme for all of their properties.

Meet our supporter

Thanks **Flick Electric Co.** for sending us 800 twin packs of LED light bulbs to be given out during our Well Homes visits! LED lamps are extremely efficient and have a very long life (EECA says LED lifetime is approximately 15,000 hours - around 15 times an incandescent bulb). They cost little to run as they use less electricity than any other lighting options, and could save you up to \$290 a year! Call 0800 675 675 or Facebook message us to book a visit.




INTERVENTION NUMBERS

For the period 01/12/2017 to 31/01/2018

22

 Visits completed

50

 Total number of family members
(28 of those being children)

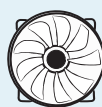
Interventions given to whānau	No. of referrals
Beds and Bedding	82
Curtains	6
Floor Coverings	1
Health referrals	0
Heating Sources	42
Insulation	6
Key messages on creating a warmer, drier and healthier home	40
Minor Repairs	66
Mould Kits	44
Other	101
Social Housing Relocation	1
Social referral	2
Ventilation	2
Total	350

Interventions

Interventions provided through the programme	Reason
Single beds and bunk sets for children, bedding linen sets/blankets, cots and cot linen (adult beds and bedding supplied in exceptional cases)	Safe/separate sleeping areas keep babies and children safe, reduce the risk of transferring infectious diseases or skin infections and help reduce exposure to allergens.
Thermal lined curtains	Heat escapes through glass. Double-layered curtains are effective at retaining inside warmth as they create a pocket of air between the layers of fabric.
2kw electric portable heaters	The World Health Organisation recommends heating children's bedrooms to 20°C, adult's bedrooms to 18°C and living areas to 20°C. Our heaters have thermostats to maintain an even temperature, timers so they can be set to turn on and off when needed, and fans to circulate the warm area. Electric heaters are given out in conjunction with good curtaining, insulation support, mould removal and ventilation advice, and good education around using them efficiently.
Fire safety guards	Fire guards deter young children from touching the fire place/wood burners.
Wā Kāinga healthy housing books	These books provide easy to understand healthy housing advice.
Draft stopper tape	Self-adhesive tape to seal around windows and doors as a secondary defense against water and wind penetration.
Door snakes (single and/or double)	Used to block the bottoms of door where the draughts seep in and out.
White vinegar mould cleaning packs (bottle of white vinegar, spray bottle and cleaning cloth)	White vinegar is a useful product for mould removal that is low-cost, non-toxic and safer for the environment than most cleaning products.
Fire bricks and bags of kindling produced by the prison	Cheap, easy products which can be burnt for heat.
Discretionary items	
Skip bins	Used by whānau to remove rubbish from properties.
Fire wood	Heating fuel.
Insulation and heat pump subsidies	Whānau living in cold, damp and mouldy home are more likely to have respiratory conditions and a wide range of other medical symptoms. Insulation slows the heat from leaving the house in cold weather so it only improves warmth in the home if it is being heated. Good quality insulation helps keep the heat in during winter which makes it easier to heat your home but it also keeps the heat out in summer. Heat pumps are cheaper to run than electric heaters and they provide both heating and cooling air. Most heat pumps also dehumidify the air in drying mode as well as remove particles such as dust from the air.
Curtain rails	To hang curtains so they can be easily opened and closed.
Interventions Well Homes do not provide include	Reason
Dehumidifiers	Dehumidifiers can be expensive to run in return for the limited amount of water they pull from the air. New Zealand homes have gaps - so dehumidifiers pull water from the outside too! We recommend instead that whānau ventilate the house by opening windows for a period of time.
Unflued gas heaters	Unflued gas heaters release harmful gases which negatively impact the health of those in the home, especially those with respiratory issues. They also create a lot of unwanted moisture.
Netting curtains	These block natural sunlight which impacts on the ability to dry and warm the home and provide minimal insulation value.

INTERVENTION NUMBERS

From when the programme started in 2016



Interventions given to whānau	No. of referrals
Beds and Bedding	1070
Curtains	693
Financial Assistance	35
Floor Coverings	65
Health referrals	40
Heating Sources	661
Insulation referrals	229
Key messages on creating a warmer, drier and healthier home	416
Minor Repairs	780
Mould Kits	450
Other	1071
Private/Community Housing Relocation	12
Social Housing Relocation	144
Social referrals	71
Support with Power Bills	16
Ventilation	200
Total	5953

Event Promotion



Healthy Homes Guarantee Bill

The Healthy Homes Guarantee Bill (No 2) was passed into law by Parliament on Thursday 30 November 2017. This means that the Residential Tenancies Act 1986 (the Act) will soon be amended to contain the powers to make regulations that specify healthy homes standards with which landlords must comply when offering a premise for residential rent. These standards will be consulted on this year and will specify appropriate heating (indoor air), insulation, ventilation, moisture ingress, draught stopping, and drainage.

The existing requirement for landlords to comply with insulation standards by 1 July 2019 has **not** been altered. However, the existing insulation standards will be moved into the Standards.

Visit to Rimutaka Prison

On 8th December the Well Homes team and some of its key support staff visited Rimutaka Prison to celebrate the Well Homes/Corrections partnership, which provides the programme with bedding kits, blankets, fire bricks, kindling and draft stoppers to help keep our homes warm and healthy.

The visit included a tour of the Unit 6 sewing room (which is where the bedding is sewn), an information tour of the full site, and a visit to the offender employment (OE) distribution and print areas to see the full scope of the corrections operation. Here the prison processes and security systems for the privacy requirements of this project were reiterated.

The existing smoke detector requirements will remain outside of the Standards and these requirements have also **not** been altered.

The Ministry of Business, Innovation and Employment's (MBIE's) will be able to arrange specific programmes of inspections against the standards independently of the Tenancy Tribunal.

The Standards will be from 1 July 2019 and will be phased in over a period of time between this date and 2024.

We will keep Well Homes stakeholders informed of any updates we receive and any input we make to MBIE on these standards for healthy homes.

Our tour finished at the OE staff college restaurant for lunch. This meal was prepared and served by some of the inmates. We were also presented with this beautiful Patu, which was carved by one of the inmates, in honour of our partnership.



Introducing Latisha

We'd like to introduce Latisha Coffey! Our new Well Homes public health nurse.



Ko wai au?
Ko Taranaki te maunga
Ko Te Ātiawa te Iwi
Ko Tokomaru te waka
Ko Puketapu te hapu
Ko Waingaroa te awa
Ko Muru Raupatu te marae
Ko Latisha Coffey ahau.

Latisha finished her Bachelor of Nursing Maori degree in 2015. In 2016 she completed her Nurse Entry to Practice Programme through the Capital Coast DHB working as an oncology/hematology and renal nurse. Her goals include committing herself to the health and wellbeing of whānau and hapū iwi. She feels very privileged to have the opportunity to do this in the community environment and looks forward to continuing to grow professionally and personally.

ASSESSOR'S TOP TIP FOR THE MONTH!

Shirley Pierce, Public Health Nurse, Regional Public Health



Unfortunately this amazing weather won't last forever so now is a great time to consider referring yourself or the people you work with for a Well Homes healthy housing assessment! We are quieter during the summer months so you won't have to wait as long to be seen as you would if referred in winter. Now is also a good time to think about topping up your power bill to cover extra winter heating costs and sorting out thermal lined curtains if you don't already have them.

Referrals can be made by simply calling 0800 675 675, or completing an electronic referral on our website at www.rph.org.nz/wellhomes.

Useful information about Well Homes

Time frames that Well Homes works to:

1 – 2 WEEKS	4 – 6 WEEKS	3 – 9 MONTHS
REFER	VISIT	FEEDBACK
Referral received: <ul style="list-style-type: none"> • Receipt of referral sent. Whānau phoned: <ul style="list-style-type: none"> • Agree to visit (yes/no). • If no, referrer is advised by letter. 	Assessment booked: <ul style="list-style-type: none"> • Visit completed by assessor. • Referrers are contacted by letter if we are not able to make a time with whānau. 	<ul style="list-style-type: none"> • When all housing interventions are finished a report is sent to the referrer, medical centre, whānau and put into medical records. • Interim feedback is available at any time. Phone 0800 675 675, or email wellhomes@huttvalleydhb.org.nz

The referral form/information about our service is available online: <http://www.rph.org.nz/housing>

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