

Rolling out Insulation to Rentals

A view from the installers



Phil Squire
Fair Energy Manager
Sustainability Trust



Incentives and Regulations

- Housing Improvement Regulations 1947
- Warm Up New Zealand: Healthy Homes (rentals and owner-occupiers)
- Warm Up New Zealand: Healthy Rentals (rentals only)
- Residential Tenancies Amendment Act 2016 (Insulation and smoke alarms)
- Healthy Homes Guarantee Act 2017 + Healthy Homes Standards 2019



Housing Improvement Regulations 1947

- Requires an approved heating source in each living room
- House must be free from damp
- Very little direct application
- Not a driver for landlords improving their property



- Warm Up New Zealand: Healthy Homes (rentals and owner-occupiers)

- 80% subsidy for rentals
- Set at a level that should create demand from landlords
- Approx 30% of our WUNZ installs were rentals



Warm Up New Zealand: Healthy Rentals (rentals only)

- 50% subsidy for rentals (tenants with CSC)
- July 2016 – June 2018
- Politically driven – to assist landlords with low-income tenants meet the RTA
- Very low uptake (20% of anticipated demand – across the country)
- Even with pending legislation; health needs of tenants and 50% subsidy



Residential Tenancies Amendment Act 2016 (Insulation and smoke alarms)

- 1 July 2016 gazetted – 30 June 2019 compliance date
- Slow uptake over first 18 months
- Mad rush towards the June 2019
- High volumes in July-November 2019
- Decreasing volumes now (Summer 2020)
- Expectation that there are many homes not meeting standard
- Property managers most proactive – 70% of all insulation work
- Statement of Insulation provided for Tenancy Agreements

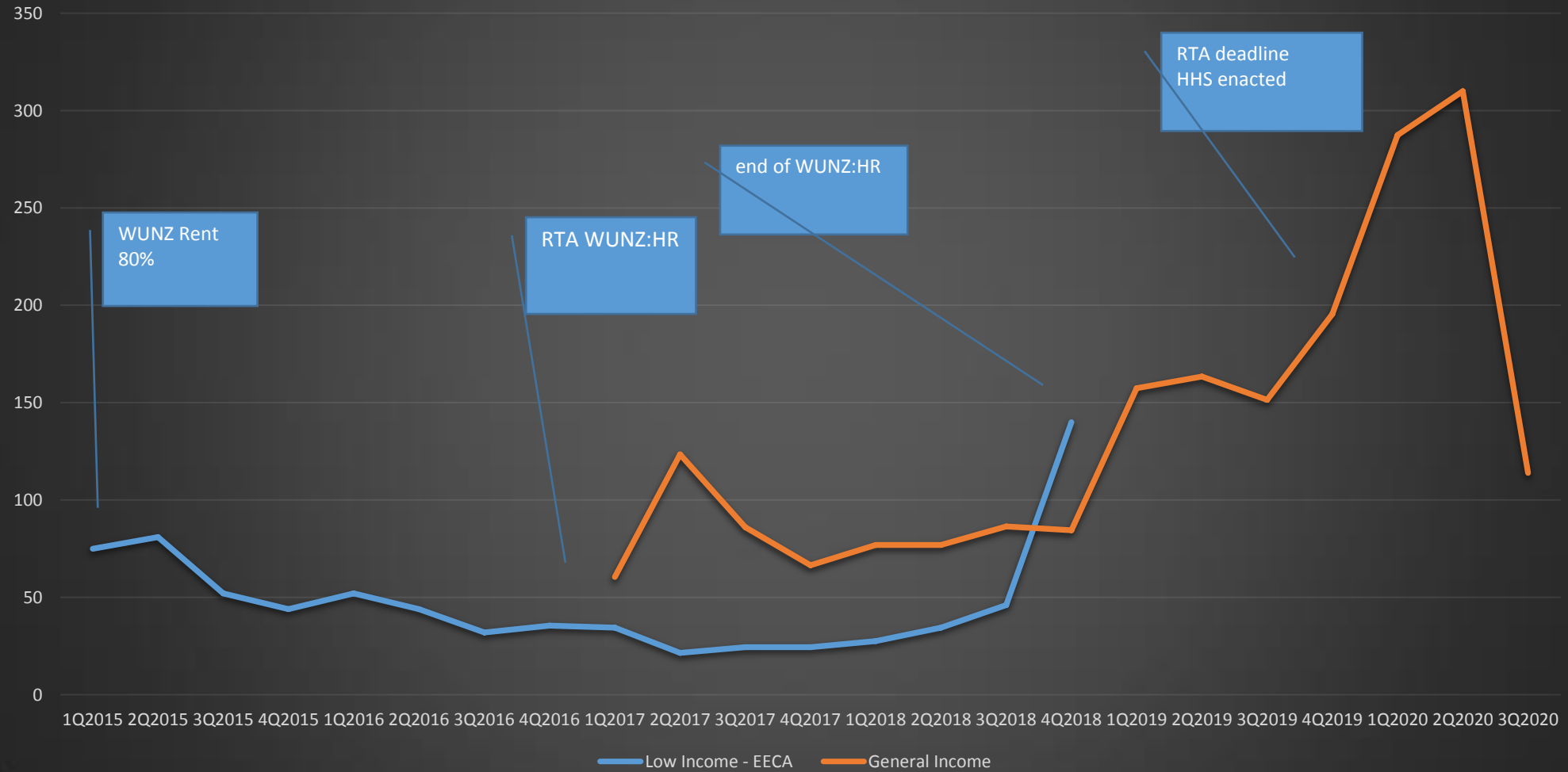


Healthy Homes Guarantee Act 2017

- 1 July 2019 Healthy Homes Standards launched
- Sust Trust launched HHS Assessment in November 2019
- 150 assessments/month to date
- HHS Certificate provided to landlord for Tenancy Agreement
- Slow uptake of measures (heating, ventilation, damp proofing, guttering)
- Hope springs eternal that landlords will respond more quickly than RTA due to staggered compliance dates starting 1 July 2021
- Property Managers proactive (70% of assessments)
- Rentals require much more administration – 3-4 calls/visit to tenant



Rental Insulation Installs by Quarter



Wellington City Archives

Housing standards are not new

- 1896 Building regs
- 10% of floor area must be in windows with 5% of floor area openable – same as HHS 2019
- And no throwing dead animals in waterways.

