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Minister Responsible for Housing New Zealand
Minister for Social Housing

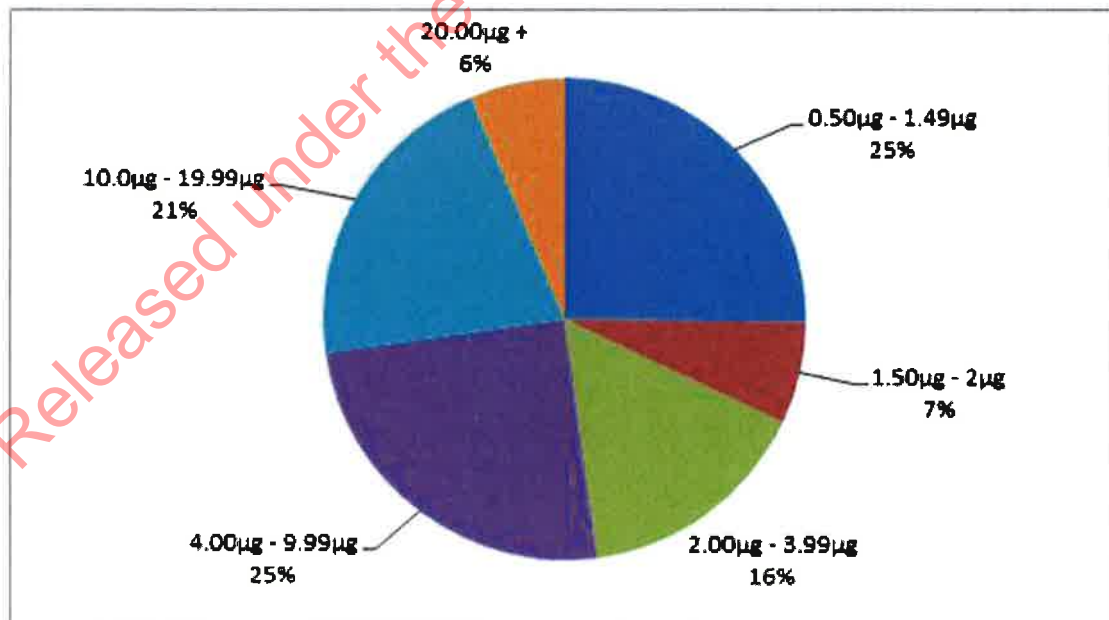
Housing New Zealand operational implementation of the Ministry of Health's new methamphetamine guidelines

Housing New Zealand's policy is to test its properties to the Ministry of Health's (MoH) methamphetamine contamination guideline. Once MoH release their updated guidelines Housing New Zealand will immediately begin testing properties to the new levels.

Previously the de facto guideline was 0.5µg/100cm² for all properties. The new guidelines are as follows:

- 0.5 µg/100cm² for houses where the drug has been manufactured (unchanged)
- 1.5 µg/100cm² for houses where the drug has only been used – carpeted
- 2.0 µg/100cm² for houses where the drug has only been used – uncarpeted

Applying the new guidelines means that fewer properties will be taken out of service. For example, of the 437 properties that tested positive for methamphetamine contamination since 1 June 2016, 25 percent of the properties would not have required remediation under the new guidelines. A further 7 percent would only need to have carpet removed or additional cleaning undertaken before they could be let. A breakdown of the level of contaminated properties is below:



Properties tested below new guidelines

Housing New Zealand currently has 50 vacant properties that tested above the current guideline of 0.5µg per 100cm², but are below the new guidelines. Below is a breakdown of the locations of these properties:

Vacant properties that are below the new guidelines (at 19 October 2016)

Location	Properties
Auckland	15
Christchurch	2
Dunedin	1
Gisborne	6
Hamilton	2
Hutt Valley	1
Lower Hutt	3
New Plymouth	1
Palmerston North	1
Papakura	1
Porirua	1
Rotorua	3
Tauranga	3
Temuka	1
Wellington	5
Whangarei	4
Grand Total	50

Housing New Zealand has prioritised bringing these properties back into the letting pool as quickly as possible. However, before these properties are tenanted, Housing New Zealand will ensure that they do not need any other maintenance or repairs (such as repairing damage). Twelve properties may need carpeting removed to make them safe to tenant.

Housing New Zealand has already begun this process in anticipation of the new guidelines, and properties are anticipated to start becoming available to tenant within the next few weeks. Properties in high demand areas such as Auckland will be prioritised with the remainder of contaminated properties to be triaged and bought back into service as soon as works have taken place to ensure they are at an acceptable lettable standard.

Discussions with staff and contractors

In November 2016 Housing New Zealand will host a number of workshops and forums across the country to update contractors on Housing New Zealand's implementation of the new guidelines. Housing New Zealand will expect contractors to act to the guidelines, and understand that this is critical to improving the turnaround times of contaminated properties. Contractors will be assured that the new guidelines do not constitute undue risk to their staff. We will be working with contractors to ensure they have the right information to support this.

Housing New Zealand will also be working with its own staff and the New Zealand Public Service Association to ensure our staff is fully informed about the impacts and to address any health and safety concerns.



Charlie Mitchell
Manager Chemical Contamination

Housing New Zealand Corporation

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