

-----Original Message-----

From: Julian Light [mailto:julian.light@parliament.govt.nz];
Sent: 2/05/2017 3:42:29 PM
To: Glenn Conway [mailto:Glenn.Conway@hnzc.co.nz];
Subject: RE: Qs from Anne

Thanks Glenn

-----Original Message-----

From: Glenn Conway [mailto:Glenn.Conway@hnzc.co.nz]
Sent: Tuesday, 2 May 2017 1:28 p.m.
To: Julian Light ; Quentin Bright
Cc: Carla Hemmes
Subject: RE: Qs from Anne

We don't push for them to go onto drug programmes and the like. We're the landlord and our chief responsibility is to house etc.

We either end their tenancy through the normal process or re-house them.

Glenn Conway

Manager, Communications and Stakeholder Relationships (South Island)

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Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Housing New Zealand Corporation Te Kaporeihana ā Whare o Aotearoa | PO Box 2628 Wellington 6140 | New Zealand Government

Housing New Zealand's vision is to be the social housing provider of choice.

-----Original Message-----

From: Julian Light [mailto:Julian.Light@parliament.govt.nz]
Sent: Tuesday, 2 May 2017 1:24 p.m.
To: Quentin Bright
Cc: Glenn Conway; EXT Carla Hemmes
Subject: RE: Qs from Anne

Thanks heaps.

What does HNZ do when they catch people using meth? Do they have to go on drug programmes or anything? Or do we just shift them to a new house/kick them out?

-----Original Message-----

From: Quentin Bright [mailto:Quentin.Bright@hnzc.co.nz]
Sent: Tuesday, 2 May 2017 12:10 p.m.
To: Julian Light
Cc: Glenn Conway
Subject: RE: Qs from Anne

Hi Julian. Here are the final bullet points - attached as a word doc and included below - we've used for our discussion with Anne Gibson. You may already have them via GRU but one can never have too many amazing bullet points! :)

A couple of things:

1. It's an overly simplistic argument to use those figures for the value of the portfolio. House prices vary widely across Auckland let alone the rest of the country and there are many factors involved in that, including age and condition of house/property.
2. Anne had some difficulty getting her head around the MSD- HNZ roles. Will be worth the Minister stressing the point that HNZ is not the only social housing provider, particularly in Auckland, when it comes to meeting the MSD-supplied figure I know Anne has of 4000 on the waiting list here. She was also somewhat fixated on this being a HNZ problem and the point was repeatedly made to her that meth is a social problem not relegated to demographics or psychographics or socio-economic status. It affects both public and private landlords and both private and public businesses, private residences, etc.,.

Let us know how it goes.

Thanks
Cheers
Quentin

* Methamphetamine is a issue for the country as a whole. It is not accurate to portray it as a Housing New Zealand problem.

- * It's important to note that there has been an increase in meth detection as a result of Housing New Zealand:
- improving its processes for identifying methamphetamine in our properties;
 - engaging in better information sharing with the NZ Police and other agencies;
 - being more proactive toward testing;
 - Up-skilling staff to help them better identify methamphetamine use in our homes.

* As the country's largest landlord, Housing New Zealand has placed greater focus on identifying homes where P may be used, or may have been used in the past.

* Our organisation continues to work closely with other government agencies, our tenants and communities to beat the use of this drug.

* We own 64,000 homes which house over 185,000 people. Around 400 homes or just under 1% of these homes are vacant and in the process of being remediated because

of meth. Every empty home is a family not housed, and every contaminated home is a cost to the taxpayer.

* Where meth is detected above MoH guidelines, we will generally move tenants to another property for health and safety reasons

* The minimum cost per house is around \$15,000 - this covers an initial test, clean-up then a re-test.

* Depending on the level of contamination, a house could be out of service from 2 months to 12 months.

* We spent over \$21million in FY2015/16 on meth testing, decontamination and clean-up. However we identified growing usage problems nationally and factored this in to our 16/17 programme and budget. That FY 16/17 figure will therefore be significantly more.

From: Julian Light [mailto:Julian.Light@parliament.govt.nz]
Sent: Tuesday, 2 May 2017 10:22 a.m.
To: Quentin Bright; Media Notification; Media Enquiries
Subject: RE: Qs from Anne

Thanks Quentin.
She's sent us questions too:

In March 2017, 393 state properties worth about \$214m were vacant due to meth contamination, of which 140 worth \$130m were in Auckland. The problem is worsening: in 2014/15, there were just 229 nationally of which 120 were in Auckland.

Keen to know Amy's thoughts on this. The data is from HNZC and I used REINZ March medians to estimate values.

HNZC has a 'zero tolerance' for meth: doesn't seem to be working, aye?
Can you email me observations, please?

From: Anne Gibson [mailto:Anne.Gibson@nzherald.co.nz]
Sent: Tuesday, 2 May 2017 6:41 a.m.
To: Quentin Bright
Subject: Qs from Anne

Thanks Quentin,

I'd like to know from Paul if he thinks this number of 393 vacant meth-contaminated properties acceptable?

what active steps are being taken to reduce this issue?

I'd like to know the approximate value of these vacant properties.

Taking the March 2017 REINZ national median house price figure of \$546,000, it appears these properties could be valued at approximately \$214m have been contaminated and are vacant as a result of this problem.

However, the figure is higher due to 147 being in Auckland where the REINZ median price in March was \$890K so those Auckland properties could be worth \$130m alone.

The problem appears to be worsening: in 2014/15, 120 HNZC places tested positive, yet by March 17, that was up and 147 Auckland places were vacant due to meth.

I don't know who else I'll talk to about this, am yet to begin working on the story.

Thanks for the llam time and that's good, will he call me?

Is there anything else we need to talk about in advance?

My Qs will depend somewhat on his answers and what his view is of all this.

I note the zero-tolerance policy with meth.

Anne

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