

## **Board minutes**

2015 06 30

### **5.1 Tenancy Services Monthly Report**

The Chair took the paper as read and invited K Read to speak to the key points. In response, K Read spoke briefly about the Tenancy Services health and safety strategy. In particular, about the recent testing of tenancy managers' cars to identify whether there was any cross contamination of methamphetamine occurring when staff visited contaminated tenants' homes. K Read mentioned that Social Housing Trial that was coming to an end and the favourable rent debt to rental income ratio.

2015 08 25

### **5.1 Tenancy Services Monthly Report**

The Chair took the paper as read. G Sowry advised that with K Read and N Adams delayed in joining the meeting, he would commence the discussion on the high lights within the paper. He spoke about the drug "P" and the extent to which it is becoming an increasing problem. He said that when HNZ has reason to test a property for "P" there is about a 50% strike rate. In most cases the contamination comes from consumption of "P" as opposed to the manufacture of "P". He said that given that the problem is growing, he believed a separate risk project around "P" was warranted.

K Read and N Adams joined the meeting. G Sowry introduced N Adams to the meeting and described his role and background. K Read said that the staff were trained to identify the likely presence of "P". In the course of the discussion N Adams said HNZ would normally only test for "P" where there is probable cause. There were questions and a discussion around what happens when "P" has been detected. G Sowry said that when it is detected a notice goes out immediately alerting staff not to enter the house. There is then testing to determine whether the level is such as to leave the house habitable or not. If the house is so contaminated that it is not habitable, the tenant is given seven days notice of termination under the Residential Tenancies Act. There was a discussion around the costs of testing for contamination and around the costs of remediating where there has been contamination. There was comment and discussion around the difficulty of determining whether the current or past tenants were responsible for the contamination. The Chair concluded the discussion by saying that the CE has said that the "P" situation requires a separate project and that she looks forward to receiving updates on the project in due course.

2015 11 24

### **6.2 Chief Operating Officer Report**

The COO presented his report; he described the context of bringing the two previously separate business groups together to obtain strong local outcomes whilst not losing the advantages of scale.

**THE HOUSING NEW ZEALAND BOARD:**

**NOTED THAT AN INTERIM METHAMPHETAMINE TESTING POLICY HAS BEEN PREPARED WHICH FORMALISES AND PROVIDES MORE ROBUST OPERATING PROCEDURES.**

*Excerpt from 6-2 – Chief Operating Officer Report – November 2015*

**Health, Safety and Security (HSS) Strategy**

- 1 Corporate Care Limited provided 46 individual security responses. The top use was for 16 safety risk responses for methamphetamine testing.
- 2 A new “Interim Methamphetamine Testing” policy has been produced and will go live shortly. This process has formalises the request and provision of a safe work plan and it has also provided for a more robust set of operating procedures from Corporate Care who will now take a lead role on-site.

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**2016 03 15**

**3.0 Chief Executive**

**3.1 Chief Executive’s Report for February 2016**

G Sowry noted that methamphetamine continued to be a challenge for the business. P Commons noted that the central Auckland pilot for testing was progressing with 20 properties per month being tested. HNZ is leading the way in progressing testing capability for social housing providers. There is a 50 percent hit rate with testing, with 25 percent of those results in excess of the Ministry of Health guidelines.

**2016 05 03**

**8-2 Deloitte Methamphetamine (P) Review**

P Commons spoke to the paper.

There was robust discussion with concern centred on tenant health and measuring affect into the future. R MacLeod advised that we are managing risks whilst no specialist or scientific evidence is in place. P Commons advised that management has guidelines in place and are managing at the frontline. HNZ are engaged with multi-agencies review funding project work which is currently being undertaken.

**THE HOUSING NEW ZEALAND BOARD:**

- a) **NOTED SUMMARY COMMENTARY IN THIS COVERING PAPER FOR THE ATTACHED DELOITTE REPORT "REVIEW OF P CONTAMINATION MANAGEMENT AND STRATEGIES".**

2016 06 14

## **6.2 Chief Operations Officer's Report**

P Dow noted that advice he had was that other landlords were taking a different approach to methamphetamine testing to HNZ. CE responded that risk in this area means that we need to have a considered approach to Meth and a further report would be coming back to the Board.

2016 08 30

## **3.1 Chief Executive Officer Report**

G Groufsky had had discussions with the Chief Executive of Ministry of Health regarding the methamphetamine standard, noting that the end of the year was too long for a new standard. Housing New Zealand has made it clear that we are keen to move to the 1.5 measure which is known to be safe, and Ministers were prepared to provide support to the Board to make call while the process is underway.

*AP – Management to provide members with an update on methamphetamine.*

### **Excerpt from 3.1 CEO's Report:**

Release of methamphetamine contamination guidelines

13. Last week we learned that the release of the revised methamphetamine contamination guidelines by the Ministry of Health (MoH) is likely to be delayed. The revised timeline for release varies considerably from what we have been working towards and this creates significant issues in terms of implementing a less stringent contamination measure.

14. The revised guidelines were expected to be released in October of this year. MoH have now advised that the addendum to the guidelines will not be released until they have been presented to the Standards Committee on 25 October. MoH has also indicated that the report may then be released for public consultation, a process which is likely to take some months.

15. Having clarity around what the new guideline level will be and when it will be released is crucial to HNZ in terms of planning and optimising our workflow so we can make houses available more quickly.

16. I have contacted Chai Chuah, Director-General of Health, to discuss my concerns around MoH's proposed approach. I will report to the Board at the August meeting on the outcome of our discussion.

2016 10 18

## **7.0 Ministry of Health methamphetamine contamination threshold**

*A Booker present for the discussion*

*12.05: C Mitchell joined the meeting*

A McKenzie spoke to the report, noting that this has been a complex area. It is now significantly less difficult to make methamphetamine with less paraphernalia needed, and sector intelligence was that it was more common for the product to be imported. He noted that significant use within houses is the greatest risk to the business, and that HNZ has been leading the work in New Zealand due to the level of experience our staff had gained.

A McKenzie noted that there will be a significant difference to how we manage methamphetamine contamination in the future based on the specialist advice we have received. The project team are working across the sector, with staff effects and contractor risks taken into account in the development of our policy and processes. He noted that the Minister of Health does not want the Ministry of Health to release a new standard now and that it is more likely to be March 2017. A whole of government approach was needed for this issue and there is much work to be done.

With the guideline set at a higher level, HNZ will see fewer houses taken out of service (around 250 less per annum), lower cleaning costs, and shorter turnaround time for some properties. We currently have 550 properties currently out of service with around 50-60 that are likely to return to service now.

The Board is keen to explore how an interim measure can be implemented.

***Action Point: Follow up with an email advisory to Board around what effect the revised threshold will have: what the process is, what the risks are, and how many properties would be released immediately back from current vacant stock.***

THE HOUSING NEW ZEALAND BOARD:

- a) ***NOTED THE REVISED GUIDELINES AND THEIR OPERATIONAL EFFECTS ON HOUSING NEW ZEALAND.***