

28 AUG 2017



Thank you for your email of 25 July 2017 in which you request information in regards to methamphetamine contamination in Housing New Zealand properties. I apologise for the delay in replying. Answers to your questions are provided below.

***The number of tenants evicted/tenancies terminated due to positive methamphetamine tests***

Housing New Zealand issued 136 90 day notices relating to methamphetamine contamination since 2014/15. Prior to that year a record of the number of notices issued for methamphetamine was not kept. Please note that the issuing of a 90 day notice does not always result in the tenancy being ended.

Housing New Zealand has pursued 24 bailiff evictions in relation to these tenancies. An eviction occurs where a court bailiff is authorised to obtain possession of a property after a tenancy has been ended by the Tenancy Tribunal, the landlord has an order for possession of the property and the tenant has not vacated it.

***The number of Housing New Zealand tenants suspended from receiving state housing, and how many of these are in relation to methamphetamine***

Housing New Zealand has suspended 910 individuals from applying for a Housing New Zealand home for one year. Of these, 363 individuals were suspended in relation to methamphetamine. It is important to note that multiple household members from the same tenancy can be suspended.

***Use/contamination of properties - the process HNZ undertakes in order to choose which properties to test for methamphetamine contamination - the process HNZ follows when conducting a methamphetamine test on one of its tenanted properties (i.e. does the tenant's permission need to be sought under HNZ policy?) - the Encouraging Good Neighbour Behaviour Policy - Housing New Zealand's standard tenancy agreement.***

Housing New Zealand has a comprehensive policy and procedures<sup>1</sup> designed to safeguard our tenants, workers and other persons who may occupy, maintain, visit or otherwise come into contact with properties we manage where:

- there is a risk from exposure to methamphetamine contamination

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<sup>1</sup> The policy and procedures are currently being updated to reflect the recently released New Zealand Standard, NZS 8510:2017.

- there are safety and security issues connected to work in and around those properties.

A test for methamphetamine contamination will be undertaken on:

- any tenanted or vacant property where Housing New Zealand has reasonable grounds for suspecting methamphetamine contamination
- any vacant property where we have reasonable grounds to suspect the incoming tenant has a drug history.

Reasonable grounds to suspect contamination can arise in a number of situations, including where:

- a tenant has admitted using methamphetamine at the property
- a neighbour reports someone using or manufacturing methamphetamine at the property
- a tenancy manager discovers drug-related items during a property visit or inspection.

Housing New Zealand will:

- discuss with the tenant the suspicion of potential methamphetamine contamination at the property which could impact their health
- inform the tenant we want to test the property to confirm if there is methamphetamine contamination.

A test for methamphetamine is not considered an 'inspection' under Residential Tenancies Act 1986. This means that the tenant must consent to give access to enable a test. If the tenant refuses Housing New Zealand access to test the property, we may apply to the Tenancy Tribunal for an access order.

Yours sincerely



**Rachel Kelly**  
**Manager Government Relations**