



Blueskin Resilient Communities Trust



Cosy Homes Workshop – Summary Report October 2013

Every home in Dunedin is warm and cosy by 2025

*“...adequate, warm and affordable housing is a key area of social wellbeing need for many in Dunedin”
DCC Social Wellbeing Strategy*

At a Glance

Objective: Blueskin Resilient Communities Trust (BRCT) to organise a 'cosy homes' workshop in Dunedin

Funders: Otago Community Trust (OCT) Dunedin City Council (DCC) and Presbyterian Support Otago (PSO)

Facilitator: Jan Hudson (OCT)

Team: Niki Bould (BRCT), Maria Ioannou (DCC), Paul Coffey (DCC), Suzie Ballantyne (DCC), Michael Laufiso (DCC), Paula Dickel (DCC), Anne Gray (DCC) & Rob Tigear (Council of Social Services)

Date: 6th September 2013

Thanks to: Carol Melville (OCT), Rebecca Williams (DCC), Gillian Bremner (PSO), Scott Willis (BRCT), Jan Hudson (OCT), the facilitation team & Babak Zahraie

Attendees: Approx. 76 people (see appendix A for details)

Sectors: Commercial Services & Suppliers, Community Initiatives and Action, Funders, Government Agencies, Housing Providers, Local Government Representatives, National Organisations & Research Groups

Outcome: The mandate to create Dunedin Cosy Homes (not the official title but a working title until the official one is established)



Contents

AT A GLANCE	1
CONTENTS	2
INTRODUCTION	2
GLOSSARY	3
KEY OUTCOMES OF THE WORKSHOP	3
1) STEERING GROUP	3
2) DUNEDIN COSY HOMES	4
3) OTHER INFORMATION FROM THE COSY HOMES WORKSHOP	6
HOW WE ACHIEVED CONSENSUS TO MOVE FORWARD	6
1) INTRODUCTION	7
2) COMMUNITY INITIATIVES	7
3) SESSION 1: BRAINSTORM (MIXED GROUPS)	7
4) SESSION 2: IDENTIFY KEY IDEAS (SAME GROUPS)	7
5) SESSION 3: PRIORITISATION (PRESENTATION OF KEY OUTCOMES)	7
WHERE TO FROM HERE	8
APPENDICES	9

Introduction

'Fuel poverty' has been defined as the need to spend more than 10% of annual household income on *all* household fuel use¹. In Dunedin City there are approximately 40,000 houses and it is estimated that 18,800 dwellings (46% of households) have residents needing to spend more than 10% of their annual household income on household fuel². Research shows that in Dunedin only, average indoor temperatures of 14.9°C were recorded in living areas and 13.4°C in bedrooms. Additionally,

¹ Retrofit interventions to enable healthy living conditions in existing NZ houses, Lloyd and Callau, 2009, Research Report., Confidential Report to EECA.

² As reported in the Otago Daily Times <http://www.odt.co.nz/news/dunedin/8763/high-home-heating-costs-lead-039fuel-poverty039>. See also Howden-Chapman et al. 2011, Tackling cold housing and fuel poverty in New Zealand: A review of policies, research and health impacts, Energy Policy/Elsevier.

some occupants could be exposed to indoor temperatures of less than 12°C, for nearly half (48%) of a 24 hour day during winter months³. Exposure to constant low temperatures presents a health risk for occupants and these low temperatures are far below the World Health Organisation (WHO) standard of 18 - 21°C⁴.

Healthcare is one of the biggest costs associated with poor quality housing. A large number of both young and old Dunedin residents suffer unnecessary respiratory conditions as a result of living in cold houses⁵. "Substandard housing and poor health results in a situation where inaction costs us more in the long term than taking action now⁶".

A confluence of factors contributes to these specific health problems in Dunedin. These factors include the climate (during winter Dunedin temperatures average 6.5°C), topography (hilly with houses facing south) and poor quality housing stock (old, cold and draughty homes with a large proportion of timber frame and timber clad buildings poorly suited to cold and shady locations). These factors alone do not cause health problems, however in combination they compound the problem.

The idea of a Cosy Home Workshop has grown out of a desire from individuals, groups and organisations to pool resources and work more effectively on making houses in Dunedin warmer, dryer, healthier and more comfortable.

³ Lloyd and Callau, 2009

⁴ Housing, Energy and Thermal Comfort, World Health Organization, 2007, p. 4

⁵ Howden-Chapman et al, 2011

⁶ Jo Wills, Executive Officer of Community Energy Network [\[www.communityenergy.org.nz/fuel-poverty-awareness-campaign-launched/\]](http://www.communityenergy.org.nz/fuel-poverty-awareness-campaign-launched/)



Glossary

BRCT = Blueskin Resilient Communities Trust

CEN = Community Energy Network

CSAFE - Centre for Sustainability, Agriculture, Food, Energy and Environment

DCC = Dunedin City Council

Dunedin Cosy Homes (working title) = a governance / leadership team assigned by steering group to unite all the current and future work towards warm and cosy homes by 2025

EECA = Energy Efficiency and Conservation Agency

Fuel poverty = The need to spend more than 10% of annual household income on all household fuel use

OCT = Otago Community Trust

Original funder = refers to the bodies who made the Cosy Homes Workshop possible

Organiser = Main organisers of the initial Cosy Homes Workshop (organised by BRCT, funded by OCT, DCC and PSO)

PSO = Presbyterian Support Otago

Technical group = refers to the group of individuals consulted on the meaning of Warm and Cosy prior to the Cosy Homes Workshop

The Group = refers to the Steering Group who will plan the mandate of Dunedin Cosy Homes

The Team = refers to the leadership team assigned to govern/lead Dunedin Cosy Homes

OU = Otago University

Key Outcomes of the Workshop

Three key outcomes were gained by strong consensus on the day of the workshop. The first ensured collegiality on the vision "Every home in Dunedin is warm and cosy by 2025". The second was to establish some sort of leadership/governance group to unite all the current and future work towards warm and cosy homes by 2025. For the remainder of this report this team will be referred to as 'Dunedin Cosy Homes' – a working title. The third key outcome was to establish a steering group that will plan and appoint members of Dunedin Cosy Homes. Workshop participants agreed that the steering group would be made up from the original funding/organising group who ensured the cosy homes workshop was a success, with additional interested parties identified on the day (see below).

1) Steering Group

The steering group will, by consensus, manage the next stage of the Cosy Homes process, which is the creation of Dunedin Cosy Homes to achieve the agreed vision.

The steering group was formed out of the people in the room at the workshop. The members are:

- Carol Melville: OCT (original funder);
- Rebecca Williams: DCC (original funder);
- Gillian Bremner: PSO (original funder);
- Maria Ioannou: DCC (original funder);
- Paul Coffey: DCC (original funder);
- Wendy Bowmen: Otago Property Investors;
- Chris Freear: Independent (technical group);
- Tom Scott: Public Health South;
- Becky Ford: Energy Cultures, CSAFE (technical group);
- Scott Willis: BRCT (organiser);
- Niki Bould: BRCT (organiser).

2) Dunedin Cosy Homes

The key outcome from the cosy homes workshop is a leadership team that holds a governance role with a mandate to create and assist with the creation of warm and cosy homes in Dunedin by 2025. Figure 1 shows the whiteboard at the end of the workshop. The whiteboard demonstrates the strong consensus that led to the commitment to create such a leadership team to represent Dunedin. The information on the whiteboard came from eight separate working groups who came up with variations on the idea of the leadership team. Focus, stakeholders agreed, should be on a neutral and trusted team that concentrates on communication, education and coordination and will remain highly responsive to on-the-ground experience.

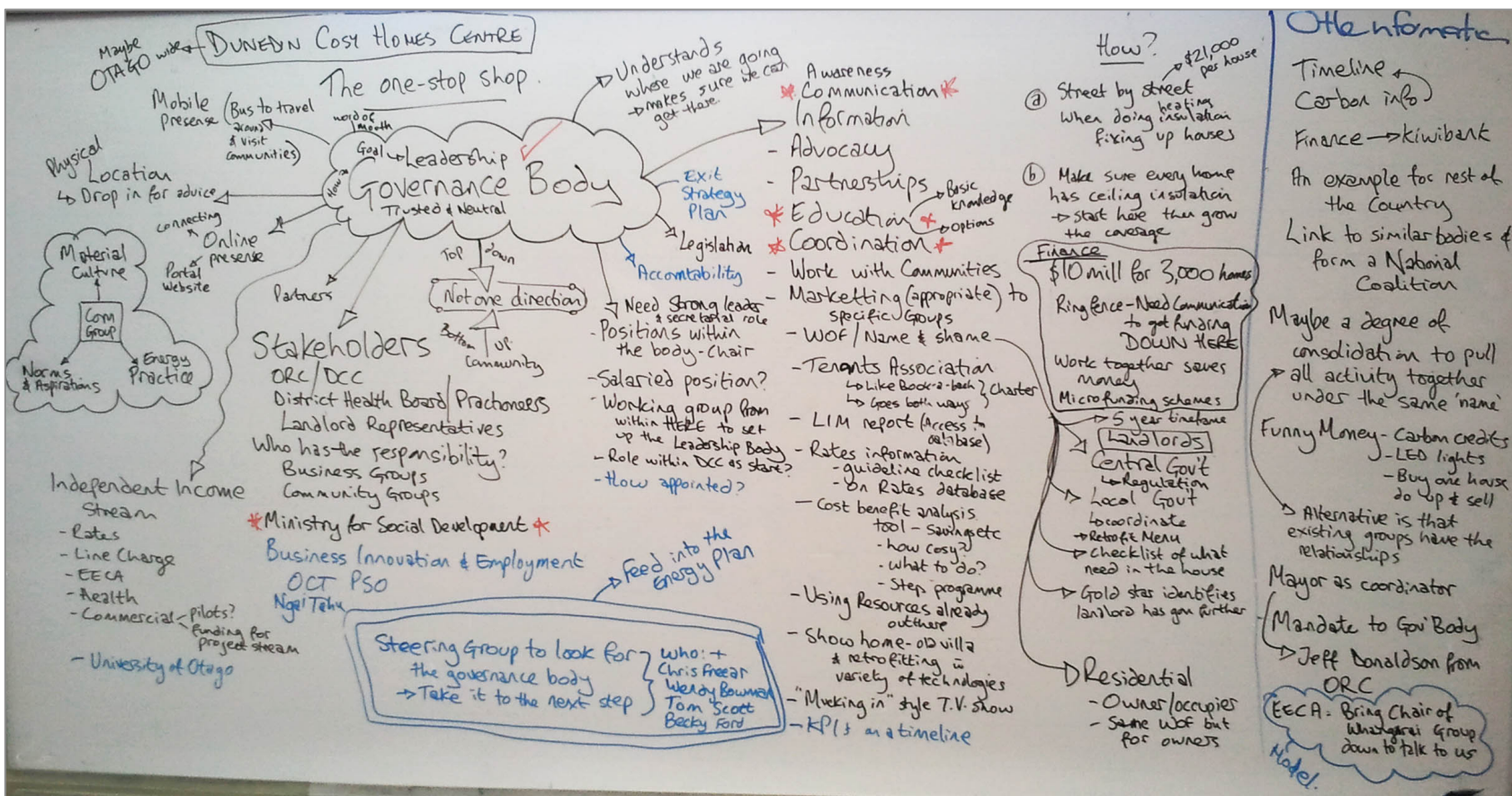


Figure 1 shows the whiteboard at the end of the Cosy Homes Workshop



Dunedin Cosy Homes Stakeholders

A wide variety of stakeholders/partners will constitute Dunedin Cosy Homes, these may include (but are not exclusive to):

- Commercial Services & Suppliers;
- Community Initiatives and Action:
 - Presbyterian Support Otago;
 - Ngai Tahu;
 - BRCT.
- Funders:
 - Otago Community Trust;
 - Dunedin City Council;
 - Presbyterian Support Otago;
 - EECA.
- Government Agencies:
 - District Health Board / Practitioners / PHO;
 - Ministry for Social Development;
 - Business, Innovation and Employment;
 - Housing New Zealand.
- Housing Providers:
 - Landlords;
 - Representatives of Landlords.
- Local Government Representatives:
 - Otago Regional Council;
 - Dunedin City Council.
- National Organisations:
 - Community Energy Network.
- Research Groups:
 - University of Otago;
 - Otago Polytechnic.

What Dunedin Cosy Homes will do

The steering group will manage the strategic direction of Dunedin Cosy Homes and oversee operations. The Cosy Homes workshop provided a wide variety of ideas to begin with.

However consolidation to organise the range of ideas into manageable order will be required.

The 'Energy Cultures' framework (see Figure 2) was proposed as a useful tool, not only to organise ideas into workable order, but also to align actions with groups of knowledge and information that already has both Dunedin and National currency in policy and discussions about cosy homes and fuel poverty. The model is based on three main 'cultures' including:

- Material Culture (heating devices, insulation, house structure & energy source);
- Energy Practice (turning on heater, drawing curtains, putting on jersey & maintaining heating technologies);
- Norms and Aspirations (expected warmth levels, maintaining traditions, social aspirations & environmental concern).

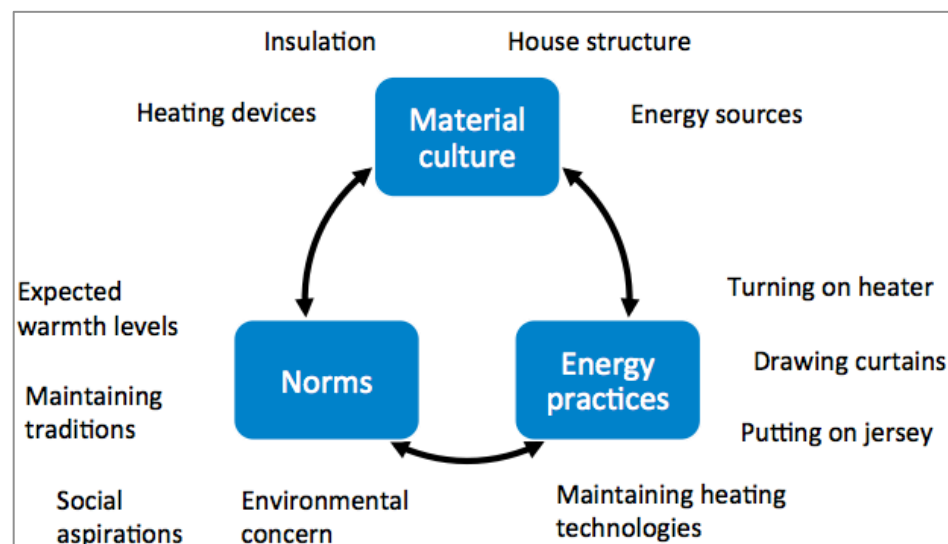


Figure 2 shows the Energy Cultures Framework by Energy Cultures, CSAFE, University of Otago



Some of the potential activities of Dunedin Cosy Homes are listed in Appendix B.

How Dunedin Cosy Homes will be accessed

As part of the strategic direction, the steering group will be responsible for deciding how people will access Dunedin Cosy Homes. However, some key ideas from the cosy homes workshop suggested the following priorities:

- A physical location – for drop in sessions, training and call centre;
- An online presence – through a portal style website to keep people working in this space connected and up-to-date;
- A mobile presence – potentially a bus to travel around and visit communities.

Funding Dunedin Cosy Homes work

Dunedin Cosy Homes will require an independent income stream, which may come from a number of different sources, such as:

- Rates;
- An additional Lines charge;
- EECA;
- Health sector;
- Commercial sector, such as:
 - Funding for pilot programmes; or,
 - Specific funding for a project stream.
- University of Otago/Otago Polytechnic.

Seed funding emerged from the workshop:

- EECA pledged \$10,000 on the day for whatever we created at the end of the day

Total funding so far = \$10,000

3) Other Information from the Cosy Homes Workshop

Other information and ideas that emerged from the cosy homes workshop that need to be considered are as follows:

- Carbon information/savings etc., needs to be worked out
- Personal financing options, such as from Prometheus and Kiwibank need exploring
- Dunedin Cosy Homes could be an example for rest of the country
- We could link to similar bodies, and we could learn from other, such as
 - Healthy Homes Tai Tokerau – Whangarei and the far North (<http://healthyhomestaitokerau.co.nz/>)
 - The Sustainability Trust – Wellington (<http://sustaintrust.org.nz/>)
- We need to link to National Coalitions, such as
 - Community Energy Network

How We Achieved Consensus to Move Forward

The Organiser did not anticipate such strong consensus so early in the piece, however given that the Organiser represented a number of organisations (including local government) with an interest in boosting Cosy Homes and each with good networks, we did not start with a cold engine. For example, the Dunedin City Council's Spatial Plan boasts a strategic direction for the city that is targeted towards an environmentally sustainable and resilient city, including the retrofitting of older houses to become more efficient and reduce demand on water and energy.

A vision "Every Dunedin home is warm and cosy by 2025" was proposed in a discussion document provided to all participants. The workshop was clear from the moment it started that by the



end of the day we would have a plan of attack for achieving the vision, and the vision had been affirmed by all present. Appendix C is a record of the notes from the day. The following is a brief summary of each section, including the main participants and the outcome.

1) Introduction

Jan Hudson and Dunedin Mayor Dave Cull set the scene for the day. Jan clearly outlined what was going to happen throughout the day (the agenda), the vision (why we were all there) and the finish line (agreement on an action plan for making the vision work). Dave provided clear research on why we have low quality housing stock in Dunedin and why we need to work together.

2) Community Initiatives

There are many and a wide variety of community initiatives to achieve warm and cosy homes in Dunedin. The following are a selection of those who spoke at the cosy homes workshop (see Appendix C for notes from their talks). This list also includes a couple of additional people who are outside Dunedin but who are doing equally noteworthy work in this field:

- Peter McDonald: TV473 - audit work in North East Valley;
- Virginia Driver: Curtain Bank - setting up the curtain bank;
- Dennis Povey: PSO - Old, Cold and Costly Research;
- Terri-Lee Nyman: Te Hou Ora Whānau Services - warmer homes project by referring 28 whanau to this programme;
- Rachel Brooking: Anderson Lloyd - Building Code and Act;
- Carmen Houlahan: Otago Property Investors – Rental approach;
- Carol Melville: Otago Community Trust – About OCT ;
- Bob Draper: University of Otago – Housing Warrant of Fitness;
- Rebecca Williams: DCC – DCC role;
- Jo Wills: CEN – Experiences of the hub (National);

- Scott Willis: BRCT – Our work out in the community;
- Keiron O’Connell: Invercargill City Council – Eco Design Advisor.

These 3-minute talks were followed by:

- Dunedin Mayor Dave Cull - Our opportunities for making change in Dunedin
- Robert Linterman from EECA - About the role of community organisations and community networks to get insulation to where it is needed

3) Session 1: Brainstorm (mixed groups)

The brainstorm session required mixed sector groups to work together to answer the question: "How can we achieve warm and cosy homes by 2025"? A variety of ideas with solutions and challenges were identified.

4) Session 2: Identify KEY ideas (same groups)

The second session asked participants to prioritise their favourite idea from the previous discussion, and then write it up as a group to include:

- Content: detail - what it is, timeframe & steps needed;
- Process: the structure it might take;
- Money: how could this be funded?;
- Engagement: who and how?.

5) Session 3: Prioritisation (presentation of key outcomes)

The consolidated ideas were each presented back to the group. Each idea built on the last and all eight ideas feed into the key outcomes.

Due to this overwhelming consensus for Dunedin Cosy Homes, the final session was cancelled and the workshop ended at early, at 4pm.



Where to from here

The next steps for the steering group are to meet and begin discussions on how to set up Dunedin Cosy Homes. Some of the key requirements for the steering group are:

- Cosy Homes Workshop – Summary Report (the report you are currently reading);
- Information on 2 different governance models;
- Draft terms of reference;
- Meeting schedule (included in draft timeline);
- Draft timeline.

Some of the key objectives over the next few months are:

1. Decide on the structure of the governance model to follow, including funding structure:
 - a. EECA to bring Chris Farrelly, Chair of the board of Trustees from Healthy Homes Tai Tokerau, down to Dunedin;
 - b. Meet with Phil Squires CEO at The Sustainability Trust.

2. Positions within Dunedin Cosy Homes (governance and operations):
 - a. Decide what, if any, salaried positions will fit under Dunedin Cosy Homes umbrella;
 - b. Decide how the positions will be appointed;
 - c. Decide whether a role within DCC (Eco-design advisor) as a start is viable;
 - d. Decide on and appoint people for specific positions within the team.
3. Develop the strategic direction of Dunedin Cosy Homes:
 - a. What overarching direction is desired?
 - b. What projects to tackle first?
4. Confirm an 'end point' for Dunedin Cosy Homes (i.e. Every Dunedin home is warm and cosy");
5. Feed information from the cosy homes workshop into the DCC's Energy Plan (3 months from now).

Cosy Homes Workshop – Summary Report Appendices

October 2013

Appendix A

List of Participants (some of those listed could not attend the workshop).

Appendix B

List of suggested potential activities for 'Dunedin Cosy Homes'

Appendix C

Notes from the 6th September Workshop

Appendix A - Cosy Home Workshop Attendees and Information

Company/Group name	Contact person	1. Who do you and your organisation represent?	2. What are the key outcomes you are looking for from a cosy homes workshop?
Anderson Lloyd	Rachel Brooking		
Anglican Family Care Centre (Electricity Fund)	Nicola Taylor - Director	a social service agency very involved with providing practical help and support to families in need	Key outcomes would be developing strategies to co-ordinate existing initiatives, looking for gaps and developing a way forward for the future
Anglican Family Care Centre (Electricity Fund)	Cheryl Inwood		
Aotearoa Insulation	David Harvey	I am the owner of Aotearoa Insulation	I am looking to promote Dunedin owned businesses using Dunedin manufactured products i.e. Ellis Fibres Ltd Technobond with whom I have been working closely with for 3 years.
Blueskin Resilient Communities Trust (BRCT)	Scott Willis	I represent the Blueskin Resilient Communities Trust. We are a Charitable Trust based in Blueskin Bay, advocating for our community and working on Dunedin issues to build resilient townships. Jeanette Fitzsimons is our patron.	<p>Agreement from stakeholders in developing a unified approach to cosy homes</p> <p>Seeded stewardship of the vision and development of an action plan</p> <p>A 'place based' approach recognising the Dunedin climate zone and the complexity of housing type and location</p> <p>A resourced independent energy practitioner advice service in the city</p> <p>Longer term support for the vision with a dedicated multi-stakeholder working party.</p>
Blueskin Resilient Communities Trust (BRCT)	Niki Bould	Organiser of Cosy Homes Workshop	A unified action plan to moving towards warm and cosy homes in Dunedin by 2025
Brockville Community Development Project	Marie Laufiso	BCDP (Brockville Community Development Project)	Furthering our skills and contacts to be able to assist Resident Families/whaanau with improving their homes.
CEN (Community Energy Network)	Jo Wills	I work for Community Energy Network (CEN). We are a national network of social enterprises and community minded organisations working together to create warm homes, strong communities and a healthy environment for the benefit of all New Zealanders. Historically our work has been focused around insulation under the Warm Up NZ programmes, however over the past year we have expanded our capacity to look at all aspects of residential energy efficiency, renewable energy generation and overall sustainable home performance.	CEN has been running a campaign to raise the awareness of fuel poverty in NZ and is currently working on minimum energy performance standards to contribute to a wider WoF for rental properties. As a nationwide organisation, its important for CEN to understand regional programmes and initiatives so that we can positively contribute with our knowledge, resources and through advocacy where ever possible.
Certified Builders Association of NZ	Glen Summers	Can come for a short time	
Council of Social Services Dunedin	Rob Tigear	Council of Social Services Dunedin has a membership of 130 community sector groups in Dunedin. We have not consulted them on this specific matter.	An overview of the current situation to share with our members and to develop a clear idea of how we can help.
DCC CEO - Paul Orders	Sue Bidrose		

DCC Councillor	Jinty MacTavish	DCC Councillor	A clear idea of the challenges, opportunities and actions that we (as a city; all relevant stakeholders) need to take over the coming years to radically improve the energy efficiency and health of our buildings, both residential and commercial. What can each stakeholder bring to the table?
DCC Councillor	Kate Wilson	DCC	progress as to methodology and funding stream concepts to progress the initiative
DCC Councillor	Teresa Stevenson		
DCC Mayor	Dave Cull		obviously this is right in line with some initiatives that Council is already working on. My proposal for minimum standards for rental housing is all about insulation, heating and weather-tightness. So I would like to see coming from the workshop, a clear idea of what would need to change to ensure achievement of the cosy homes objectives and who might have to drive that change
DCC Staff	Rebecca Williams	Funder of Cosy Homes Workshop	
DCC Staff - Facilitator	Maria Ioannou	Funder of Cosy Homes Workshop	
DCC Staff	Paul Coffey	Funder of Cosy Homes Workshop	
DCC Staff	Nathan Keen	Warm and Cosy is achievable at a cost in most homes so I think while most people attending this event will understand the context of the Dunedin situation, we do need to define levels of Warm and Cosy. The cost to heat a home is less than xxx, or insulation and the building envelope is up to the standard of xxx.	Partnerships made to oversee the plan. Consider other home energy saving measures as part of the implementation of Warm and Cosy Consideration to other home energy saving measures as these are also energy costs and impact of the ability for homeowner to be able to afford to heat their home. Rolling out these measures at the same time as Warm and Cosy measures may work well.
DCC Staff Environmental Health	Wayne Boss		
DCC Staff - Facilitator	Suzie Ballantyne		
DCC Staff - Facilitator	Michael Laufiso		
DCC Staff - Facilitator	Paula Dickel		
DCC Staff - Facilitator	Anne Gray		
Dept. of Public Health, OU & Healthy Housing	Philippa Howden-Chapman / Bob Draper	Otago University and Wellington School of Medicine	
Dunedin Curtain Bank	Virginia Driver	Chairwoman Dunedin Curtain Bank	working alongside other groups to get warmer homes
Dunedin Curtain Bank	Tammy Prescott		
Edinburgh Reality	Mark Millar	Can come for a couple of hours only	
EECA	Christine Patterson		
EECA - General Manager Residential	Robert Linterman		
EECA - Manager Partnership Funding	Paul W. Hendry		
EECA funding person	Henry Nepia		
Ellis Fibre	Glenn Alexander		
Ellis Fibre	Chris Helm	We are manufacturers of Polyester Insulation, Manufactured in our Dunedin factory.	We have been working with the DCC for over 12 months now and are getting closer to utilizing our "Technobond Warm homes program"

EPC and Solarcity	Chris Freear		Framework of a plan to systematically improve the thermal comfort of every Dunedin home to a standard beyond the present building code or demolish and replace housing stock that can not be retrofitted. Plan would cover: What, How and leave space for the various Who's to sign up
Gen Zero	Tod Coxhead		
Gen Zero	Letisha Nicholas	Generation Zero represents the youth climate change movement in NZ, specifically focused on achieving political commitment to mitigate climate change. Personally I am a member of this organisation and also a team member of a local project run through GZ called the 'Chateau' student housing project. Through the housing project myself and the other team members have learnt a lot about the housing situation both Dunedin and NZ wide, the challenges that come with making older flats warm and efficient etc.	<p>Rental properties</p> <ul style="list-style-type: none"> - Tips on how to get your landlord to give you insulation and adequate heating. - How to encourage both tenants and landlords to get rentals up to a minimum standard - How to encourage landlord to take the initiative in getting rental properties up to standard - Discussion about the new Housing Bill and accompanying standards, how will it all work and how can we make it really powerful. <p>Energy</p> <ul style="list-style-type: none"> - Energy behavior- what people do and easy things that can make their living more efficient - How to move beyond fuel poverty - How council can take an 'enabling' approach to getting solar/wind at small scale on homes. - Low carbon home designs, or how to retrofit to make the most of the sun etc.
Glazing Films Ltd	Letesha Campbell		
Green Dog Insulation	David Harvey		
Insulpro	Graeme Baker	I am currently working for the Smart Energy Solutions part of Inzone Industries business currently based in Christchurch. (I was previously been employed in the Insulpro part of the business). My current focus is twofold working on commercial insulation projects and also on work to make improvements on peoples homes to make them more cosy as part of the opportunity provided when earthquake repairs are performed. I personally have considerable experience and an interest in the wider energy efficiency and comfort of people's homes. Also in home safety.	A plan to proceed with some action focused measures /advice/ assessments in response to needs identified. Perhaps a pilot project with the view to something on a larger scale. I am interested in action having been the programme delivery manager when EnergySmart delivered a previous home insulation programme with Waitati
Invercargill City Council	Keiron O'Connell	Invercargill City Council and the Eco Design Advisor service	To help with achieving warm healthy homes in the south
Just Housing and Research Otepoti	Dennis Povey - Director		
Mitre 10	Steven Loughrey		
New Zealand Green Building Council - Homestar, New Build and Design Manager	Matthew Cutler-Welsh		

North East Valley Community Project	Jane Clutha, Marion O'Kane, and Michael Gaffney	NEV Community Development Project	information and awareness of the providers working in this area, opportunities to collaborate or refer on a variety of projects eg insulation, audit, advice.
ORC - (Jeff) Director Regional Services (Lauren) Project Co-ordinator Clean Heat Clean Air programme	Jeff Donaldson & Lauren McDonald	The ratepayers of Otago	Networking and sharing of our Clean Heat Clean Air programme experiences over the past 7 years in the Otago region.. ORC commitment is to the improvement of the air quality in the Otago region.
ORC - Air Quality	Deborah Mills	I represent the Environmental Science team of the Otago Regional Council and work in the area of air quality.	I would be interested in seeing the needs and potential funding sources identified, and ideas of how to target and measure progress.
Otago Accommodation Trust	Ted Ottrey	Ted Ottrey Manager of Otago Accomodation Trust. The Otago Accomodation Trust houses tenants with mental health problems	An increased knowledge about the subject. Possible ways of creating a warmer environment without spending a fortune
Otago Community Trust	Carol Melville	Funder of Cosy Homes Workshop	
Otago Polytechnic	Mark Jackson	Otago Polytechnic, SDC (Sustainable Dunedin City)	Networking and exploring collaborative opportunity
Otago Polytechnic - OPSA (Polytech students)	Rebecca Swindells		
Otago Property Investors Association	Carmen Houlahan,		
Otago Property Investors Association	Rhonda Schlaadt		
Otago Property Investors Association	Dale Watson		
Otago Property Investors Association	Kyle Elmer		
Otago Property Investors Association - President	Wendy Bowman	Managing Editor wants to attend as well and take photo's on the day	
Otago Property Management	Sonia Thom		
Otago University - Energy Cultures Research	Becky Ford	I represent an interdisciplinary researcher team interested in better understanding how to improve the energy efficiency of NZ homes, and the subsequent impact on warmth, health, and the power grid.	Key outcomes are trying to better understand the key stakeholders in this space, understanding what initiatives they are engaging with, and how we, as university researchers, can engage with these organisations and initiatives.
Otago University - Housing James Lindsay	Tony Buchanan	Any proposal would have to be put to the University	To be better informed & involved in the process in achieving "cosy homes"
Otago University - Otago Energy Research Centre	Daniel Gnoth	Otago Energy Research Centre, Otago PhD student	Opportunities to increase awareness of my PhD, OERC and to learn about potential avenues for future research/applicability of current projects

Otago University - OUSA (University students)	Francisco Hernandez	20,000 odd students	I would like an opportunity to workshop the legislation which we've led in drafting
Politicians - Greens: on behalf of Metiria Turei	Suzanne Menzies-Culling	I represent Metiria Turei, Green MP and co-leader, rather than the Green Party.	I'd like to see how landlords can be encouraged to provide warm homes by insulating, so that people renting can be warm without having the exorbitant costs of a heat pump to deal with.
Politicians -Labour:	Clare Curran		
Politicians -Labour:	David Clark		
Presbyterian Support Otago	Gillian Bremner	Funder of Cosy Homes Workshop	
Presbyterian Support Otago	Fatima Ibrahim McKague	As you may know, PSO is very passionate about this cause and Rev. Povey had published a research he did in 2004 titled 'Old, Cold and Costly' on the poor state of rental housing stock in Dunedin, especially for the people in the lowest income bracket. We are hoping to replicate this study and currently in the process of conducting another one.	Our goal for the Dunedin Cosy Homes Workshop is to meet other organizations, researchers and people who are working towards this cause. share ideas and increase our awareness on the different energy efficiency schemes in Dunedin, especially how it is impacting on our specific interest group - the poor.
Presbyterian Support Otago	Lisa Wells	I am one of a number of attendees from Presbyterian Support Otago. This organisation provides a broad range of social services for children, young people, families and older people across Otago. We have an advocacy role in ensuring the voices of these people are heard, especially those which society disempowers or marginalises.	To get a real sense of the plethora of initiatives and incentives and potential gaps
Proper Insulation	Matt Kraemer	run an insulation company in the north east valley	
Right House Ltd	Mel Orange - General Counsel		We would anticipate that by the date of the workshop there will be some clarity over EECA grants and allocations. We have submitted a project for the region to them and would welcome the opportunity to present it as a short term measure and to engage in discussions toward your long term goal.
Right House Ltd	Francis File - Sales Director		
SHAC (Otago Polytechnic)	Tim Bishop	SHAC is a social enterprise that is developing sustainable places to live and work. We specialise in simple houses and buildings, modular building, solar energy, working bee construction techniques, and reusable and natural building materials.	Understand our community capability, survey the issues and the shared will to act, and to connect with people who want to try out new ideas.
Smart Energy Solutions - Regional Manager	Dean Murray		
Smart Energy Solutions	Brett Allcock		
Smart Energy Solutions - Director Paul Thomson and Nicola McMillan	Nicole McMillan (Branch energy Manager)		More Knowledge, and want to be part of the next steps in creating warmer homes in Dunedin.

Southern District Health Board - Public Health South (Wakari Hospital)	Jo Kingi (Health Promotion Advisor, Public Health South) and Tom Scott (Team Leader, Public Health South)		<ul style="list-style-type: none"> · Information map of all current/existing healthy home initiatives in Otago (Dunedin) such as home heating, insulating (retro and new builds) and ventilation options for families in Otago. · Networking with key stakeholders to identify and consider potential opportunities that will benefit, encourage and support whānau to have healthy homes. · Information about the potential Warrant of Fitness (WoF) scheme for housing stock in Otago and engage with relevant organisations to advocate for such a scheme in Otago.
Te Hou Ora Whānau Services	Terri-Lee Nyman	<p>kaupapa maori provider support community , whanau , tamariki mokopuna</p> <p>Te Hou Ora Whanau Services based in Carroll st , i have support the warmer homes project by referring 28 whanau to this programme , i send over 300 hours of last 4 months networking to support Maori whanau to access this opportunity area of otago , milton north otago .</p>	to get dunedin whanau and landlords who house these whanau committed insulation asap through warm homes project or else subsidy funding .
TV473 Energy Group	Peter McDonald		
Venture Southland	Cathy Jordan		

Appendix B – Potential Activities of Dunedin Cosy Homes

- A "One-Stop-Shop" approach
- Advocacy
 - Submissions to Central Government
 - Submit to DCC's Energy Plan
 - Aligns with the DCC's Social Wellbeing Strategy
 - Understand legislation and policy
- Awareness raising
 - About cold, damp, costly Dunedin homes
 - About changing energy practice (put a hat/jersey on)
- Communication, such as with
 - Estate agents
 - Home owners
 - Landlords
 - Members of the public
 - Property investors association
 - Stakeholders
 - Tenants
 - Tenants association
- Coordination of some of the following ideas
 - Existing projects
 - Community initiatives
 - EECA work
 - Non-EECA work)
 - Find/Use existing resources
 - New projects
 - Connecting up the insulation fitters with the glazing fitters with the heating installation teams
 - Cost benefit analysis tool for homes
 - What are the savings?
 - How cosy can my house be?
 - What do I need to do?
 - Maybe similar to the STEP programme?
 - Get information about house insulation on LIM report (access to database)
 - Fix-up houses when doing installation and heating but see a need for re-roofing

Appendix B – Potential Activities of Dunedin Cosy Homes

- For rentals – have a web portal similar to Book-a-Bach (benefit goes both ways)
- Make sure every home has ceiling insulation - start here then grow coverage
- "Mucking in" style TV show
- Referral programme (from people going into residents homes), such as
 - Social workers
 - Nurses/midwives
 - Builders doing re-fits/renovations
- Show home – old villa and retrofitting with variety of techniques
- Street by street approach – although this could cost \$21,000 per house
- Working with communities and community groups
 - Alternatively Dunedin Cosy Homes helps existing groups form the relationships they need
- Education
 - Providing basic knowledge
 - Providing options
- Providing information, such as
 - Retro fit menu
 - Checklist of what needs to be done in a house
- Marketing (appropriate marketing) to specific groups
- Promote results of research, such as Energy Cultures Framework (see Appendix B for Presentation on framework):
 - Material Culture (heating devices, insulation, house structure & energy source)
 - Energy Practice (turning on heater, drawing curtains, putting on jersey & maintaining heating technologies)
 - Norms and Aspirations (expected warmth levels, maintaining traditions, social aspirations & environmental concern)
- Providing partnerships
- Rental WOF
 - Name and shame for landlords
 - Maybe over 5 year timeframe to establish
 - Push for central government regulations
 - Coordinate with local Government
 - Gold star identifies landlord has gone further
- Residential WOF (for owner/occupier)
 - Similar to rental WOF
 - Used when buying/selling
- Dunedin Cosy Homes to take responsibility and be accountable for 'warm and cosy' in Dunedin

THE PROBLEM

(presented by Dunedin Mayor – Dave Cull)

Old, Cold and Draughty homes
San Francisco and Dunedin homes are similar

Timber frame and Timber clad houses – More of a PROBLEM in the South because of the COLD.

Housing quality is important

30% admissions partly or wholly due to Poor Housing – stats from Hospital

ECONOMIC: Put people off

FUEL POVERTY: People spending more than 10% of earnings on fuel bills

ENERGY WASTE: Why heat the street?

EDUCATION: Poor housing quality can have negative effects on kids

DUNEDIN CITY COUNCIL: Spacial Plan and Second Generation District Plan- looking at housing standards

COMMUNITY INITIATIVES

Carmen Houlahan – Otago Property Investors

40 years – educate members – discounted insulation and schemes and heat pump discounts.

Tenancy issues, education and networking

Questionnaires to help get better understanding
Dunedin had highest percentage of landlords providing a heat source – 97.3% of people asked ceiling insulation, 90% - second in country

Areas to improve – local and national
Insulation is tax claimable expense for landlords

Scott Willis – Blueskin Resilient Communities Trust (BRCT)

Six trustees, started as flat structure of volunteers
Warm-up New Zealand pilot 80% subsidised
Partnership with Energy Cultures team – Brockville, Blueskin, North East Valley and Pine Hill
Practitioner training – volunteer group. RV473
Energy advice – phone advice
No one-stop-shop, lack of unity

Keiron O'Connell – Invercargill City Council – Eco Design Advisor

Branz started role
Gives advice on how to save energy in the home
FREE unbiased service
No allegiance to any supplier service
Go through "New Builds"
Go above Building Code
Been going since start of the year
Invercargill has same problems as Dunedin Homes
Advice to help make CHANGE

Vignia Driver – Curtain Bank

Collecting old curtains – 800 sets – collected and catalogued
Thermal lining and backing. Make curtains fit
Working with WINZ and Housing New Zealand
18 agencies on board and referrals

Dennis Povey – Presbyterian Support Otago

Published "Old, cold and costly"

Awareness raising programmes in community on what can be done

Peter McDonald – TV473

Energy Audit Training in Pine Hill area

Funded by Presbyterian Support Otago

People feel restricted in their rental properties

TV473 went on course and are doing audits in their community.

Cosy home makeover with SMART ENERGY SOLUTIONS

Carol Melville – Otago Community Trust

Social service providers worried about cold and damp (inc respiratory problems) in rentals

Assisting with financing home insulation

Partners with EECA and SMART ENERGY SOLUTIONS

Model is based on referrals

Rachel Brooking – Anderson Lloyd Lawyers (not community initiatives)

Building Code and Building Act

Need to make changes to the Building Act

Building Act – not helpful to warm and cosy homes at the moment but it can be changed

Rebecca Williams – Dunedin City Council

DCC involved at every stage in a house: consent/ build/ demolition

STARS scheme has 200 participants

Electricity Grants

Housing warrant of fitness working with BRANZ, Beacon Pathways, EECA, University

Warm Dunedin targeted rates scheme

950 DCC owned Housing stock

Built 31 new units

Working with OUSA – minimum standards

Community Grants

Bob Draper – University of Otago

School of medicine – retro filling housing

Heating and Health study inc Asthma Society

Improved heating directly contributes to better health for kids with asthma

Terri-Lee Nyman – Te Hou Ora Whanau Services

Families are embarrassed to ask for insulation

Families don't want to rock the boat and increase rent costs

Have accessed many communities around Dunedin and helping families ask for change

Jo Wills – Community Energy Network – CEN

Members focus on insulation and energy and whole home performance

Not authority by support initiatives with Beacon Pathways, Eco-design Advisers

Fuel poverty campaign – not fear by what means LOW INCOME – HIGH ENERGY COSTS

Sector led approach

Energy Practitioners "hub" point of contact

Dunedin Mayor Dave Cull – Summary

Add value to new homes – Invercargill City Council Eco-design

Advisor proliferation of effort

SAME OBJECTIVE – each successful in own right

Combine efforts – THAT IS WHY WE ARE HERE!

ECCA – ENERGYWISE by Robert Linterman

Warm up New Zealand Healthy Homes – A partnership approach

Collective Voice is the successful approach

New targeted programme 100 million over 3years 46,000 homes

Low income homes – health issues

Landlords can get 100% funding

Ask for donation to throw back into the funding pool

Why insulate? YOU KNOW WHY – that is why you are here!

35,000 homes insulated – LIM put info on LIM

Partnership Model First request for proposal RFP assessed by ECCA contracts signed

Voluntary Targeted Rate Biggest Barrier "I don't have cash" 18,500 have taken up the rates

Great target 3,000 homes per year

Word of mouth

\$5.20 return on every \$1 invested

Governance Body can drive charge a combined approach

A common goal

Model in Hawkes Bay called **BEST HOMES** by Hasting City Council

Would love EECA to adopt it ...build home of optimal standard not minimum standard

EECA will put \$10,000 on the table to kick this off

Table 1: SESSION ONE: BRAINSTORM IDEAS

How to get warm and cosy by 2025

IDEAS	CHALLENGES	SOLUTIONS
Schemes Localised	How to include wider Otago area EECA money running out (ORC, C. Otago) How to decommission fires	Word of mouth Service providers carrying message Hawkes Bay model Best Home
DCC Pilot Programme Scott/Dean Run it again BIGGER Community Over a month	DCC rate scheme inadequately advertised FUNDING Even middle income families challenged Top up mortgages hard to get Only happening with Council/EECA funding No stocktake	Home village project – Beacon Pathways Ltd/homestar connected Keep targeted rates scheme Collectively work to secure funding Invercargill City Council model successful DCC need fulltime position DCC/ORC rates bill – advertising/info opportunity Portal Website (MJ)

<p>Standards / Audit</p> <p>Re run Neville Auton's Home Energy Workshop's support and tie in with Maureen's work</p> <p>Cohesion Standardisation Communication</p> <p>Slogan Dunedin –Where every home is healthy and insulated</p> <p>We are.....insulated We are.....Cosy It's all insulated here It's all cosy here</p> <p>Rents stay same – 90% funded – shouldn't put price up (on \$200 investment</p>	<p>Co central database of what is happening/key players Make info available to those without web access Students can't afford electricity ECCA info and website hard to access esp for individual homeowner Engaging with landlord / getting action next step</p> <p>Funding</p> <p>Don't use overseas owned banks</p>	<p>Accessible with newsletter DCC updates OUSA / OPSA responsibility Solar/insulation Solarpro (forced heating form roof cavities) \$3000 fitted Make energy efficient homes more desirable/valuable Team to follow up with landlord action/inaction collaborate Step by step action plan Volunteer arm (from earthquake) a resource Mucking in type TV series Use Milton for programme Make WOF/homestar rating a marketable commodity with fair market rent built in or advertised Student flat website with experience of living there available for next tenant Register of bad landlords Cosy Home foundation for micro funding Banking rebates – profits go to banks – bring them back</p>
--	--	---

Table 1: SESSION TWO: THE KEY IDEA - JUST DO IT

Content	Improving awareness for all: Tenants Homeowners Landlords
Process	
Portal website	
Limit to Dunedin or go Otago wide	
Newsletter	Council OUSA Community Groups OPIA
Word of mouth - Publishing the success stories	
Service Providers	
DCC full time role	Assessments – good case for fully funding this Information
Retro fitted show home (O.P?)	
'Mucking in" style TV show – opportunity for everyone in this space	
Create retro-fit menu of options	Rating schemes Assessments – Standardised costs per 2m? Standardised Information drawn together
le with \$2000 budget	What do I buy? R. value of options Payback period/benefits Subsidy options Create micro-funding scheme – Otago Community
Trust?	
Money	
Engagement	

Table 2: SESSION ONE: BRAINSTORM IDEAS

How to get to Warm and Cost by 2025

Idea

Single entry point
Neutral
Navigate system

Challenge

Budget and information advice
Actual cost – benefit? (visible ROI)

Solution (localised)

Independent assessment and audit
Targeted rates for insulation and heating
Cap on number of properties that property managers take on
Insulation provided before heat pumps
Rate properties and charge for eg certificate star trip advisor icon
Education for schools, landlords, tenants (targeted education)
Audit (independent)
Raise public awareness through media – energy literacy/campaign incentives within timeframes eg depreciation
Cannot rent if house below standard
Encourage fit for purpose tenancing/purchasing
Incorporating funding into everyday activities
Promote neighbourhood led links
Collaboration and agreement

Cost – Benefit analysis of insulation and heating
Advice on best bang for buck! – pathway
Different heating options for different types of homes
Education and Awareness
Standards of WOF bylaw on all property especially rented
Legislation and policy (Dunedin specific)

Energy efficiency certificate
 Lack of humanlive/face to face
 Challenges – appropriateness of education material
 Complicated paperwork
 Challenges – elderly/groups/families that are struggling
 Confusion over purchase deals available
 Time – poor
 losing experience and knowledge of installers
 Isolation/geography
 Property managers
 Funding
 Not to create barriers to entry to house market

Table 2: SESSION TWO: THE KEY IDEA -ENERGY CENTRE SINGLE ENTRY POINT

Content

Physical accessible independent point
 Neutral pathway Dunedin Focused
 Bus-travel around Otago to schools/businesses
 Paper-common sense information
 On line: National and City/regional – similar to sorted.org House
 valuation (IAG)
 EECA
 contribute but not govern

Process

Working party – representatives from this room
 Partnerships DCC/business/community groups
 Feasibility/scope of needs
 DCC – similar to Multi Ethnic Trust – resourced by DCC but independent – model

Money

Partnership – EECA, QLDC
 DCC (targeted rates)
 ORC
 Use of engagement of local businesses
 Economically feasible pathway

Engagement

Cost benefit analysis for owner/purchase/renter
 Media
 Education awareness
 Options heating gas, electricity, solar, wind
 Natural free ventilation
 Safety 18-21°C room temperature
 Way of living – heat only rooms using
 Auditor – Audit of property
 House and Garden show
 Trusted providers

PARKING LOT

Brick Chimneys/Open fires
 Funding – redistribution via house insurance Shopping Rates

Table 3: SESSION ONE: BRAINSTORM IDEAS

How to get to Warm and Cosy by 2025

Idea	Challenge	Solution
Barriers – Bad Tenants – Bad Houses		
Good properties cost money need return		

Presb. Survey – no outcomes – nothing to landlord to outline what needs to be done

COMMUNICATION ESSENTIAL

Returns on upgrades by investors – 2-3 years

Students location – want to live in not good rentals

Guidelines to be a good tenant

- Good house – better tenant

- Regular inspections

- Realistic expectations by landlords

Pilot students Uni – website www.rateourflats.co.nz – criteria

Feedback mechanism

Consumer voice

How to make citywide – agency based?

Agency flats limited to what is available – agencies know good or bad registrations

Can it back fire on tenants?

Require landlords to get rentals audited – who pays?

Min insulation houses are audited – database

Landlords volunteer to have house on database

Six questions to identify unhealthy house

Property investors comes to somewhere

Umbrella Trust as a middleman to direct people in the right direction

Doing an area at once – get everyone in there at once

TARGETING EECA – 7% approx. rentals rest private owners

Framework

Table 3: SESSION TWO: THE KEY IDEA

Content

Communication and Education Co-ordination

Process

Tenants Association/existing or new resources – Advocacy

Agree to a checklist to provide a cost home

Have a centralised Govt Agency to collate data

Rates data base becomes portal for relevant info!

Community lead groups (Community Development) to ask the questions

Form volunteer groups to collate data

Commercial interests to possibly fund and collate

Expectations between landlord and tenants

Money

Savings through making existing or new funding efficient

Pooling existing resources or generate new funds

Engagement

DCC

EECA

Social Services Agencies

Various Commercial Service Providers

Community Groups/Networks

Landlords/Property Owners/Investors

Uni/Polytech

KEEP IT SIMPLE

Barriers to EECA scheme

- Landlords can't afford their side of it

- Limited availability

- Only insulation

Co-ordinating everyone together

Do we need funding – No free lunches

IGNORANCE EDUCATION

Expectation once a certain number are done then tenants expect it

HNZ – supposedly insulated all houses

HNZ don't know what is in their own houses

People that go into houses (contractors / tenants can let them know)

What should a cosy home have

- Carpet

- Insulation

- Draught Stopes

- Moisture removal – fans

People will take a lesser property cause it is all they can afford

Tenants association – students have something but not everyone is literate. Not general public reporting system

Education – how a whole house works

Funding/database who residential tenancies association

Table 4: SESSION ONE: BRAINSTORM IDEAS

How to get Warm and Cost by 2025

IDEAS

- Covered Washing lines

- Ventilation – Opening windows

- Healthy living information

- Right information – Data

- Insulation

- Draft stopping

- Make rentals to a certain standard

- Targeted rating scheme

- Bigger man power

- Training tenants – DIY

- Co-funders to offer more

- Using the sun – closing curtains

Enable community Groups

Cheaper solutions

- Proper insulation

- Off cuts from wool

- Source free/local materials

CHALLENGES

- Information in entitlements

- Energy literacy

- Compounding factors

 - Poor housing

 - Lower incomes

 - Overcrowding

- Landlords

 - Live somewhere else

 - Tenants unable

 - To make requests

- Benefits go to rich people who can afford investments

- Community training schemes

- Minimum insulation

- Retrofits not sufficient

- Retrofitting walls expensive

- Cost of heating

- How to get information to a large amount of people

- Takes time

Solutions

- Energy advice

 - How to keep a healthy home

- Warrant of fitness

 - Any house sold or rented needs an energy rating

- Compliance monitored through insurance

- Has worked will in smaller cities in UK

Rate reductions through LIMB reports
Providers to work together to offer all solutions at once
Right information on energy investments, which are biggest bang for buck
How to use a heat pump
Teaching in schools about how to manage heat, thermal efficiency
Persist Ongoing support
 Funding

Table 4: SESSION TWO: THE KEY IDEA

WARRANT OF FITNESS (CENTRAL GOVT?) EDUCAITON SERVICE

Content

All rental properties to be insulated within a certain timeframe to a minimum standard (two stars out of ten)
Efficiency rating attached to all rental agreements/advertising
Information pack for landlords and tenants
Landlords – how to implement
Tenants – What the stars mean

Process

Change law
Stagger improvements 1-5-10-15 years
Council to facilitate information packs through community groups and business owners

Money

Govt grants	Landlord pays
Rates	or
Point of Sale	Directly to providers

Engagement

Local Government
Central Government
Landlords – Property managers
Tenants

Warrant of Fitness
Minimum standards
Higher standards – Gold/silver/bronze
Outline benefits to landlords/increase competition/pressure
Tagged onto authority functions

Use multiple triggers

Rental terms	Tick list
House sale	Time frame staggered
New Builds	Notice to fix
Compliance dates	Tagged on LIMB building inspectors
Point of sale or through rates	

Education

Community Groups
Schools
Energy Experts
Book/pack check list service offered through Community Groups, schools, energy experts
What to do first
Providers and materials
What the standard includes

Cheaper alternatives
Wool and paper
Sun
Govt funding?

Table 5: SESSION ONE: BRAINSTORM IDEAS

How to get warm and cosy by 2025

Warm 10% or less income to achieving it
Who stnds 21^o / 10^o

Ideas

Invercargill City Council – proactive approach Energy Advisors

Both "using" house and the infrastructure itself

Education to get consumers to ask right questions

"insulation" question now on of the first (and timing of it)

Having qualified assessors looking at the issues in each house to make correct recommendations

Helping get message out about value of insulation etc - "wellbeing" helping people understand value proposition

Spreading success stories

Doing it above min standards – using solar hot water for PV to offset energy costs

Building back interventions form the optimum/aim

Ensuring habits are right – that people know how to use their house and new infrastructure without increasing power bill

Draft proofing critical

Dealing with hot water cylinders critical (1/3 of bill is hot water)

Getting info into average Dunedin home

Strong community leadership/focus on the issue

Street based or community level approach

A "model" approach? – need to monitor and report on it so you can shoe the results

Need people with independence and knowledge to help people who don't have the knowledge and also needs to be a holistic assessment to ensure that interventions are useful and lasting

Banks are on board but paperwork and process can be challenging

In Dunedin – what is the rental process??

Targeted rates can provide additional support

Perhaps investing in mobile interventions is better for some houses that aren't worthwhile insulating eg solar hot water vs insulation

Ratana example – houses need much more in the way of interventions than just insulations (replacement of roofs, windows, bathrooms etc)

Did not double glaze etc

ORC run an Arrowtown – specific rate for clean heat

Pressure on Housing Corp to improve quality

Challenges

How do we get everyone knowing about it?

South Dunedin – challenging conditions due to dampness under the houses

Paperwork is a real challenge for people

Discussions/relationship with landlord can be a barrier

Back of envelope figures - \$500m at \$20k per home

Banks 80%? Leaves \$100 m over 10 years

Landlords are not necessarily "rich" people – if had lots of money would go into shares

There are some houses which are not worth retrofitting esp here in Dunedin and Invercargill – don't want people investing money where not worth it

Complete analyses, whole of life important

Ensuring jobs are done well

Ensuring people perceive programmes and offers as legit and credible

Funding for existing providers and initiatives

Housing Corp: Standards and rules

Not duplicating but enabling existing groups work

Perhaps providing an umbrella for existing groups working in this area

VTR scheme interest costs can be off putting – not clear to homeowner how this result

Solutions

Testimonies

Getting expert input into home

Street by street approach? Community based approach

Trustworthy and independent advice available

Finding champions in the community

Relationships with banks (loans) Councils (VTRs)

Tiered approach for home owners with timeline – need to be planned by providers

LIM reports to show interventions/level of energy efficiency.

Choosing interventions really carefully – providing options for people because one size will not fit all

Including Heating

Controlled ventilation (weather tightness)

Energy efficiency/ insulation

Build the brand and the trust in the brand – Mayoral backing

Regulating industry to ensure quality

Christchurch Community Energy Action

Southland Warm Homes Trust

CEBEC

Waitara ISE

This Model

Community Energy Network Membership

Need this as a purpose – build mechanism to drive initiative

(survive off on-going contributions from Trusts, TLAS, Corporates

Autonomy important

Break the total into achievable components

Regionally / suburb or by need

Funding

General rates

Aurora lines charge?

Grants

Progressive purchasing – retrofitting/selling/purchasing next one etc

Table 5: SESSION TWO: THE KEY IDEA

Content

What? "Dunedin Cosy Homes Centre"

Independent hub for all stakeholders, organisation, community, consumers/tenants, corporate and local govt leadership involved

Purpose: All Dunedin homes warm and cosy by 2025

Timeframe? Phased or staged approach

What to prioritise? A mix of the

Suburb by suburb/street by street

Needs based?

Intervention by intervention

Steps? Phase of establishment including possible consolidation of existing initiatives, confirmation of funding arrangements, building database of existing knowledge/research on the problems of solutions **Need to be secure**

Process

Structure? Charity or not for profit in order to attract some funding available

Governance arrangements? Broad range of stake holders must be represented, including possible relationships with funders

Relationships with existing contractors and social service agencies?

Not duplicating existing roles but augmenting, supporting, connecting. Possible additional services like independent energy advice services, data capture, bulk purchasing

Money

Possibilities: General rates (ORC or DCC)
Major employers to assist with the funding stream associated with doing the house of their employees
Potential leveraging membership for benefits like access to energy advice etc
Aurora line charge
Health Board – given benefit so much dollar savings
EECA and ultimately govt
Also in kind: - possibilities for Council, NZPI association
The entity needs to be designed to create \$10m of investments in housing stock of city every year for 10 years

Engagement

Who? Councils (ORC, DCC)
DHB
Tenants and homeowners and landlords
Corporates involved in the service provision
How? Corporate leaders/employers
Community and Social Agencies and subsets
Uni and polytechnic expertise
A representative governance group

Table 6: SESSION ONE: BRAINSTORM IDEAS

How to get to warm and cosy by 2025

Ideas

Both strategic and tactical

Building awareness within all sectors of community
Landlords
Mixed/conflicting advice
Empowerment
Developing action:

Incentives/modelling/research
Updating legislation
Voluntary WOF
"big stick"
Clothes drying costs
Think broadly
Contextual advice
Solutions based on meeting everyone's needs
Put in correct legislation
Funding of all houses? Form where to a minimum standard
Change to rates eg Landlord – levy = to cover cost of insulation
Landlords would put rent up
This legislation does not yet exist in Dunedin
How to fix low incomes
Change to legislation
Political awareness
Licences for rental properties
Clear pathway of referral for agencies
Collaborating with Property managers
LIM – insulation report – LIM is voluntary
Shifting of what is seen as "the norm"

Challenges

Multitude of different groups and initiatives disconnected
Who is giving leadership?
Who is responsible? Owner? Occupier?
Central government
Who pays for mandatory home inspections?
Issued acceptance of low housing standards
¼ of Otago population in fuel poverty
Dunedin's geographical layout

Table 6: SESSION TWO: THE KEY IDEA

Content

Leadership – Promotion – Legislation (focus on landlord)

Process

Top down – Local and central legislation and leadership

+

Grass roots awareness

“real” examples of improvements- advertising

Coordination of the available services – One overall coordinator?

– local leadership

Money

\$10,000 EECA

Who has the responsibility?

Cost of implementation, running system – ongoing regulation and enforcement

Engagement

Distinction between two groups

Homeowners

Tenants

Some transient students

Table 7: SESSION ONE: BRAINSTORM IDEAS

How to get to warm and cosy by 2025

Ideas

Challenges

Solutions

Working/ Governance group – one group to do everything

Co-ordinate other efforts all on same page (landlord and tenant)

How do we know when we are there

Measurement/evaluation

Warm and Cosy

Provide a standard of living for children

A place with no negative health impacts (healthy)

Home as a place I want to be

Comfort

Indoor/outdoor balance

Four minimum (ideally six)

Code compliant (WUNZ retrofit)

Educated occupiers (lifestyle issues)

22°C / 18°C

Govt Group

/

Working Group

/

Material Culture

Energy practice

Norms and aspirations

Existing legislation as a process to improve houses

Coordination of information

Challenge

Many players in market

Many stakeholders

How to shift aspirations

Solution is a journey (many years)

Solution has to proceed in steps

Step one = insulate

Start with specific regions?

Steps to a cosy home

- Find cold houses Regional marketing strategy
- Install ceiling insulation
- Underfloor insulation (clean) heat
- Water cylinder
- Draught stopping Curtains/drapes and pelmet
- Mechanism to engage/encourage landlord to change
- Drainage
- Moisture control
- Wall insulation
- Window latches
- Double glazing
- Extraction fans

Parking lot

- Building code compliance
- Legislation
- Warrant of fitness
- Health stats (eg respiratory)
- Aurora levy
 - Creative funding/Social Enterprise

Table 7: SESSION TWO: THE KEY IDEA

Content

Creation of a Governance Group to deliver on the shared vision of making every home in Dunedin warm and cosy by 2025

Process

Developing structure of group
 Identification of key stakeholders
 Include people who can make decisions and cut through red tape
 Landlord rep

ORC

Council

Primary health (District Health Board

Funding Rep

Industry Rep

Focus efforts of EECA (and others) in a more regionally effective way

Establish accountability reporting to community

Leads to service providers

Levy funding

Bulk purchases

Rates schemes

Community funds

EECA

Govt Group/ Advisory working group

Material culture +Norms and aspirations + Energy practice

Funding mechanisms

Building code

Trades

Salaried position? (commitment)

Money

\$10 k from EECA

Engagement

Govt Group (leadership

Shared vision (community)

Shift norms and aspirations (marketing) – change the story

Connected "one stop shop"

Advisors / Tradespeople / Funding etc / Regulatory /WOF / Rent standards / Landlord blacklist

Challenges

Get people interest/engaged

Emotional issue

Marketing All angles
Not one size fits all
Word of mouth /Street by street / Find advocates
within community
Talk to different groups in their own language
Find right issues Health Quality of life
Benefits hh level
National level
Regional research/evaluation of benefits
Capture base data and have solid comparisons
Statistics Short and long term benefits
Who is this important for?
Justification of efforts/initiatives
How to pay for it?
EECA
Levies
Rent rebates?
Community Fund
Rates schemes
Banks
How to connect across initiatives
How to stop rent rising after making improvements

Governance Group (leadership)
Shared vision (community)
Marketing/engagements Right message
Shift norms and aspirations – Change the story
Connected "one stop shop" make it easy
Advisors
Good tradesmen
Money
Regulatory
WOF – blacklist
Rent blacklist

Table 8: SESSION ONE: BRAINSTORM IDEAS

How to get to warm and cosy by 2025

Ideas Challenges Solutions
Private investment from those who can and more than just
insulation whole hog
Challenge and ROI loss of capital gain
Plus risk of rent hikes

Carrot

Incentive for people to make houses cosy
Energy price down or ROI
What are carrots for each group?

Solution

Condition: No rent increase

Practical Timeline and commitment
Exponential "peak insulation"

AWARENESS

Knowing your rights and regulations

Solution

One stop shop – handling of data and info
Info provider
Well integrated
Industry
Community (incl student)
Eco-energy and/or independent
Local Govt

EDUCATION

Who are we talking to and what do they know
Project management (for owners and landlords)

Mark Group assessments and recommendations

Solutions

Needs sponsors

- Eg Eco design advisor in Invercargill
- Independent and much skilled
- Budget advice – stages capital return and warmth

GOVERNANCE BODY

Which controls the tools

Power through

Mass representative

Can apply for funding – therefore can provide tools for solutions

Make sure it is well liked with existing institutions – strategies

Unified approach

- 1 Funding
- 2 People and commitment
- 3 Change of culture
 - a. Providing for tenants
 - b. Fashionability – up with the times
- 4 Industry Participation

DELIVERIES

Targeted rates

Evaluation of past and making it smooth (GB)

Financing Mechanism

Eg See kiwibank - \$2k payback to green project

Specific by straight forward

WINZ – flexible loads

Morey Foundation Trust

Otago Community Trust

Missing – Public Health south primary funder

Dunedin Licencing Trust

Insulation

Subsidies at point of sale

Challenge

Quality control

Health and Safety

DIY – risk exclude down light

Governance Body

Incentives at your MAX level

PROMOTE POSITIVES

Eg Show homes examples

Northland example

Manakau

Redo house and teach students

Win Win

Social Business DCC

Housing NZ

Ties into Dunedin Youth retention plan

NATIONAL FORUM

What we have on a national scale

\$ impact

Carbon Credits

Eg UK example – Francis

Requires govt and national

Table 8: SESSION TWO: THE KEY IDEA - GOVERNANCE BODY

Central Idea

Broad multi stakeholder group "Terms of Reference"

- EECA
- PHO
- DCC
- ORC
- Community
- Land/Property investors
- Industries
- HNZ
- Financiers
- MSD
- Whanau Ora
- University/polytech

Outcomes

- Delivery agency – targets
- Influence/advocacy
 - Show homes
 - Workshops
 - Incentives
 - Financing
- Education/Information
- Industry Sponsorship
- Coordination
- Effective Partnerships

Beneficiaries

Social Agencies

Home owners
Landlords
Investors

Energy Cultures

Money
Industry sponsorship

Terms of Reference
Northland CEO
Funded by EECA to come down
and workshop set up
Independent Energy Practitioners

November 2013
Term of reference –

December 2013
Governance

2014
Show home

2016
Advocacy
NZ power
Warm Up NZ
Carbon Price

ROI tool

Resourced Central City office?

Energy bus

ENGAGEMENT FUNCTIONS

Social and Cultural norms transition ie
Social business show homes carrots
Free Eco Design Advisors neutral
information
Financing arrangements VTR
Habitat for Humanity
Cosy homes
Promo homes
Peter and Alison
2013