



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 Tigeir (Council of Social Services), Jane Clutha (NEV project)

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)



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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
<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.

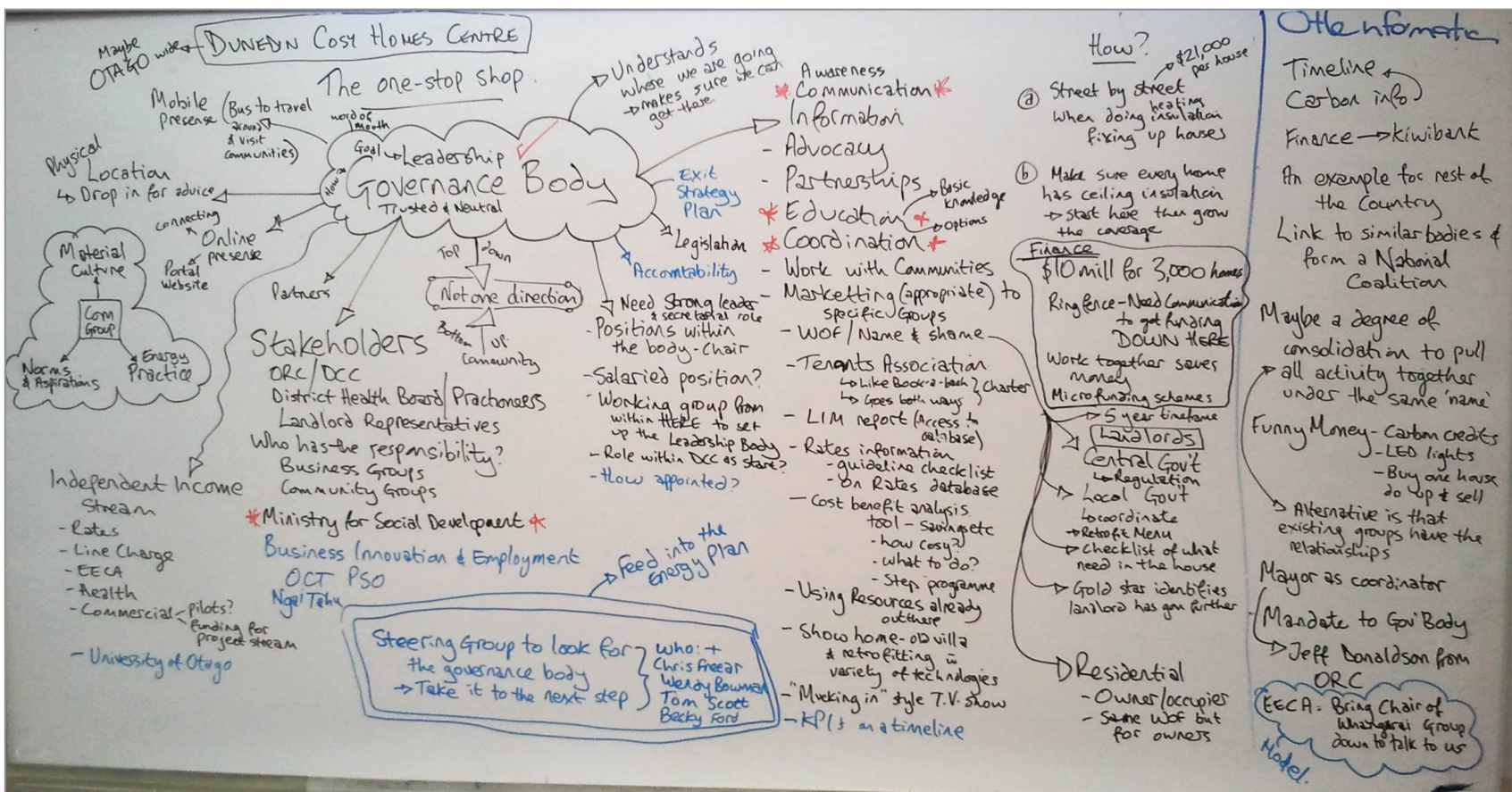


Figure 1 shows the whiteboard at the end of the Cosy Homes Workshop



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).

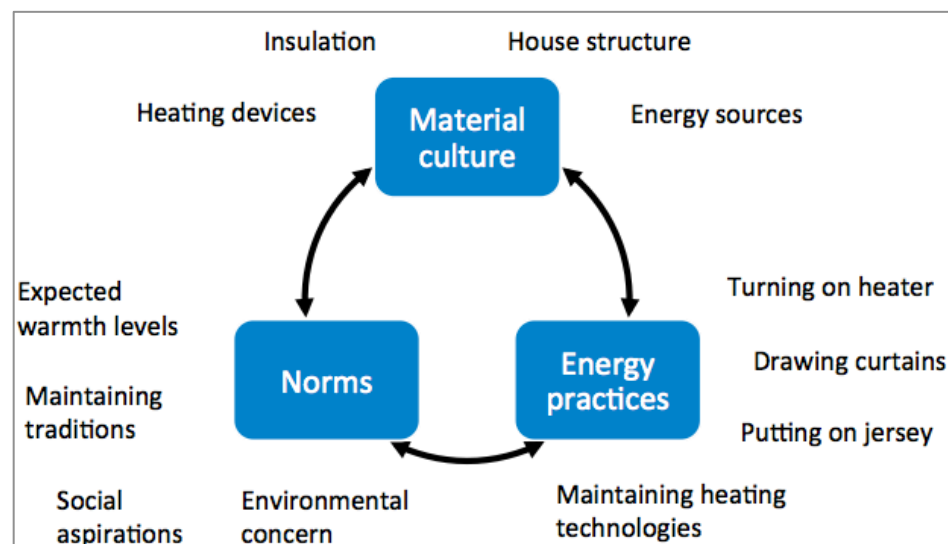


Figure 2 shows the Energy Cultures Framework by Energy Cultures, CSAFE, University of Otago



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).