

Healthy Homes Standards Compliance Extension

The Government is extending the timeframe to comply with the healthy homes standards for private landlords, Kāinga Ora and Community Housing Providers who have not yet been required to comply, in recognition of the impact that COVID-19 has had on implementation in recent years.

Changes to the compliance timeframes

CURRENT STANDARD	CHANGES	COMPLIANCE LEVELS
1 July 2021 – From this date, private landlords must ensure that their rental properties comply with the healthy homes standards within 90 days of any new or renewed tenancy.	Within 120 days of any new or renewed tenancy	85% of private landlords say they have done things to prepare their rental property/properties to meet the Standards, or that their rental is already compliant ^[1]
1 July 2021 – All boarding houses must comply with the healthy homes standards.	No change	
1 July 2023 – Kāinga Ora – Homes and Communities, and registered Community Housing Provider houses must comply with the healthy homes standards.	Changes to 1 July 2024	As at 31 Oct 2022, 43,775 Kāinga Ora homes (68% of their portfolio currently tenanted and covered by a residential tenancy agreement) meet Healthy Homes Standards. A further 10,600 homes (16%) are in progress. CHPs – Compliance survey in March 2023, publish in July 2023
1 July 2024 - All private landlords must comply with the healthy homes standards.	Changes to 1 July 2025	

^[1] According to the 2021 survey commissioned by HUD from Kantar Public. The sample size was not statistically significant.



Supply chain and tradespeople disruptions

There are a range of products that have experienced supply chain disruptions, including:

- For private landlords, heat pumps have been and continue to be difficult to source and install within the current 90 day window.
- For Kāinga Ora, over the past few years, it has been difficult to import sufficient supply of heat pumps. This has resulted from supply chain issues such as port access issues and the impact of COVID-19 on port and other staff.
- Kāinga Ora is currently experiencing issues around insulation. While some insulation is manufactured in New Zealand, there are difficulties in accessing sufficient quantities, and it is bulky to store and distribute around the country.
- Other products may be difficult to source from time to time, and in different regions around the country.

There is also ongoing trades (workforce) constraints which have affected the construction industry following the impact of COVID-19.

Kāinga Ora – Homes and Communities compliance

Currently, 84 percent of Kāinga Ora homes either meet the healthy homes standards or have work in progress to meet it. Of the 65,000 homes that are required to meet the standards, 68 percent comply, with work currently underway on 10,600 homes. The remaining homes are still to be assessed and scoped for works.

