

LANDLORDS & PROPERTY MANAGERS

# Get your Rental Property HEALTHY HOMES COMPLIANT



0800 888 766

[smartenergysolutions.co.nz](http://smartenergysolutions.co.nz)



INSULATION



HEATING



MOISTURE  
INGRESS



VENTILATION



DRAUGHT  
STOPPING

**smart**  **energy**  
SOLUTIONS

# The **Healthy Homes** Standards

The coalition government passed the Healthy Homes Guarantee Act in December 2017 and recently announced the new Standards which include:

- Insulation
- Heating
- Ventilation of high moisture areas
- Draught stopping
- Drainage and ground moisture barriers

## COMPLIANCE DEADLINES

- > **By 1 July 2019** : All rentals to be insulated to meet the standards set in 2016.
- > **From 1 July 2019** : New/varied Tenancy Agreements to include declaration of intention to comply with Healthy Homes Standards.
- > **From 1 July 2020** : New/varied Tenancy Agreements to include information on current levels of the 5 Healthy Homes Standards.
- > **From July 2021** : Rental must comply with all the Healthy Homes Standards within 90 days from entering any new or varied Tenancy Agreements.
- > **By July 2024** : ALL rental properties must be compliant with the 5 Healthy Homes Standards.





## Insulation Standard

**The 1 July 2019 deadline for insulation in all rentals has not changed.**

The minimum level of ceiling and underfloor insulation under the new standard must either a) meet the 2008 Building Code, or b) for existing ceiling insulation have a minimum thickness of 120mm and be in reasonable condition.

The only change is for rentals currently with 70-120mm of ceiling insulation. These required no work under 2016 regulations but under the new Standards must meet the 2008 Building Code from 2021.

**Remember foil underfloor insulation that is damaged, torn or dusty, must be replaced with insulation as it is illegal to repair or install it.**



## Heating Standard

An efficient fixed heating device that is capable of warming the living room of the rental to 18°C on the coldest day of winter is the new rental heating standard. An online tool has been developed by Tenancy Services for use to help landlords calculate the heating requirement.

In most rentals it will be a large source such as a heat pump or wood burner that will be required. For very small living rooms and apartments a small fixed electric heater may be sufficient. Inefficient, unaffordable or unhealthy heaters like unflued gas heaters, open fires, electric heaters\* with a heating capacity of greater than 2.4 kilowatts or multiple electric heaters\* can still be used but will not be accepted as meeting the Standard.

\* refers to electric heaters that are not heat pumps.



## Drainage & Moisture Ingress Standard

Rental properties must have an effective drainage system (gutters, downpipes and drains) that adequately drains away stormwater, surface water and ground water.

Ground moisture barrier is also required in rentals with an enclosed subfloor along 50% or more of the perimeter.

Ground moisture barrier are sheets of polythene at least 0.25 mm thick. It is lain over the ground under a house to prevent damp and damage to the home from rising damp. Moisture barrier is required even if there are existing subfloor vents.

**Note: ground moisture barrier is most economically installed at the same time as underfloor insulation.**



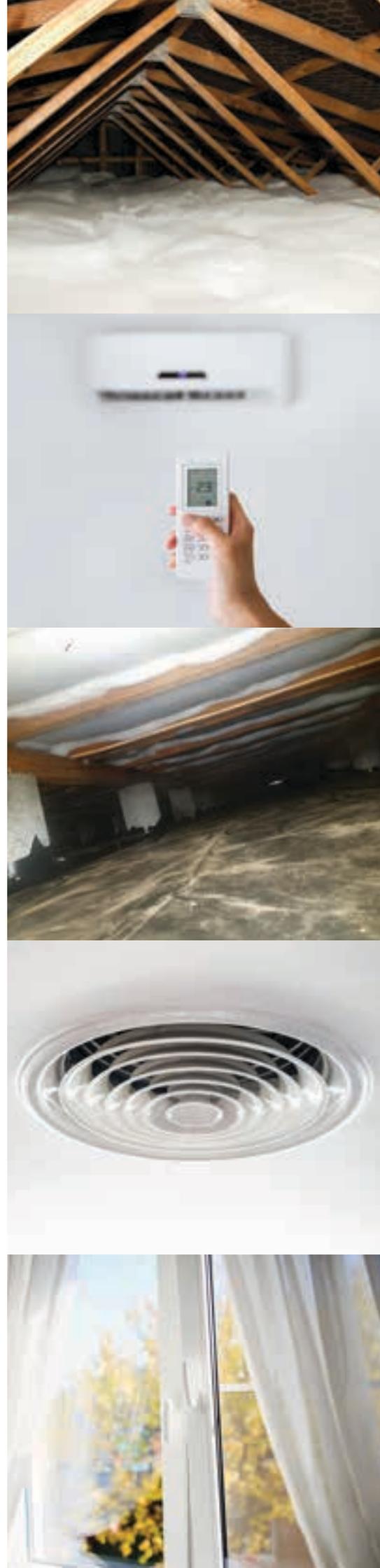
## Ventilation Standard

The Healthy Homes Standards focuses on the ability to naturally ventilate the home and for extractors to be fitted in high moisture areas (kitchens and bathrooms). There must be openable windows that can be fixed open in the living room, dining room, kitchen and bedrooms. Kitchens and bathrooms are the largest sources of moisture in the home and so externally vented extractor fans are included in the Standard. Ducted ventilation systems are not required under the Standard.



## Draught-Stopping Standard

Any gaps or holes that cause noticeable draughts must be 'stopped'. This includes gaps/holes in and around windows, doors, walls, ceilings, floors and unused chimneys and fireplaces. Tenancy Service guidelines indicate that gaps greater than 3mm that let air into or out of the home will require sealing.



# Our **Healthy Homes** Inspections

Smart Energy Solutions now has inspection services available to support the compliance of your rental properties with the Healthy Homes Standards.

- Insulation compliance
- Heating compliance
- Ventilation compliance
- Ground moisture barrier compliance
- Draught stopping inspection
- Drainage inspection

## OUR SERVICES

> **A Statement of Insulation \$149\***

We will coordinate with your tenant and inspect your property for insulation compliance providing a statement to include with current Tenancy Agreements.

> **A Healthy Homes Inspection \$279\***

An inspection of all five standards at your rental property to identify any compliance issues.

> **Free Quote**

If you already know you need insulation, heating, ventilation and more, we'll provide a quote free of charge.

\* Within a 50km radius of Smart Energy Solutions' 11 branches.





## Insulation Inspection

We will inspect any existing ceiling and underfloor insulation to comply with NZS4246:2016.

In addition to checking that the amount of insulation is sufficient, this inspection will also check for 100% coverage and safety clearances around downlights, chimneys and vents. Minor positioning adjustments will be completed with no extra charge. Beware of services that just take photos from the manhole.

Underfloor we will also inspect insulation including the electrical safeness of any existing foil insulation.



## Heating Inspection

We will inspect the primary living room and examine whether any existing fixed heating devices are a) qualifying heating devices and b) whether they are sufficiently sized to meet the standard. This inspection will also check that the heat pump is operating (can be turned on) and can generate heat.

Under the Healthy Homes standard the determination of the required heating capacity is a significant piece of work involving the use of a MBIE's heating calculator including room and window measurements. NOTE: this is indicated to be a required piece of information in Tenancy Agreements.

If new or supplementary heating devices are required then quotes for supply and install will be provided.



## Drainage/Moisture Ingress Inspection

We will inspect whether moisture barrier is required and/or installed in the sub-floor of the property.

In support of Tenancy Services drainage requirements we will also conduct a visual inspection that there a) are gutters around total circumference b) gutters connect to downpipes c) no evident cracks, breakages or holes in either guttering or downpipes and d) there is no evidence of pooling surface water.



## Ventilation Inspection

Our ventilation inspection will identify whether kitchens and bathrooms are fitted with operational, free-flowing, externally vented extractors of sufficient size. In addition windows will be checked to ensure each habitable area has openable windows able to be fixed open that also have an openable area 5% or more of the room area. We will also note any evident mould around windows for your reference.

If a ventilation system is required we can provide a free quote for supply and install.



## Draught-Stopping Inspection

Any open fireplaces will be inspected to check they are either blocked or, if the tenant wishes to keep them unblocked, a template letter will be provided to the tenant to complete as a request.

In addition a visual inspection of external doors and windows will be undertaken where possible to identify any gaps greater than the allowed threshold which are/could create draughts.

Any holes in walls, floors ceiling or broken windows will also be noted.



# Why Smart Energy Solutions?

**We have the scale, knowledge, experience and reliability to help you comply with rental regulations.**

Smart Energy Solutions is part of InZone Industries Ltd, a vertically integrated business offering a supply and install service for insulation and other energy efficiency solutions to the residential, commercial and retro-fit markets.

Smart Energy Solutions is the direct to consumer channel of the group with special expertise and experience with the residential sector, having insulated or improved the energy efficiency of over 80,000 New Zealand homes.

We work in a shared collaborative partnership, using technology and people in unique ways to optimise customer experience and outcomes in real time.

## Our Experience & Scale

**Over 55,000 rental inspections over the last 30 months nationwide.**

Smart Energy Solutions has been inspecting properties for insulation and other healthy homes products since 2009.

Over the last 30 months private landlords and property managers have used our services to inspect over 55,000 properties to comply with 2019 mandatory insulation deadlines.

With a nationwide network we can cover your full portfolio of properties.

Our product experience includes insulation, heat pumps, ventilation, ground moisture barrier and more.

We use ever increasing digital solutions to make the collection and management of your rental property information easier.

## Product Reliability

**Ongoing compliance is also the objective.**

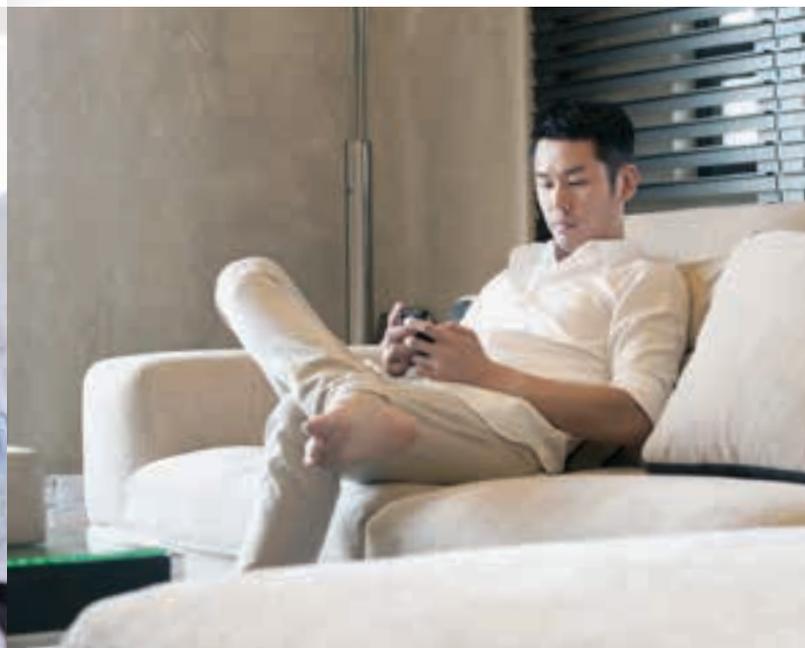
We have a range of options to suit your property whether it's minimum compliance or adding value to your property.

We always use trustworthy brands and select products that comply for years to come and meet the expectations of potential future purchasers of your property.

The heat pump, ventilation and extractor brands we use have service networks and spare parts support so that repairs rather than replacement ensures long service.

The insulation product we use is moisture resistant so that in the event of a roof or plumbing leak it can be dried out and returned to position following the roof repair.

In addition to manufacturers' warranties, we also offer a workmanship warranty for the installation.





## Finance Options

### **Finding the money to comply can be difficult.**

We are an approved provider in the Targeted Rates Programmes run by various local and regional councils around New Zealand. These allow you to finance some of the products required under the Standards via your usual rates payments over 9-10 years at a rate of 3-7%. NOTE: approval processes for Council Rates programmes may impact on the 90 day deadline for new agreements so plan ahead.

For landlords there is also a two year interest free option available using a One Smart Energy Account. This allows you to pay for your products for your rentals via your monthly personal power bill when you transfer your supply to a One Smart Energy Account.

Squirrel Money, Q Card and adding to your mortgage are also viable ways to finance your Healthy Homes Standards upgrades.

## Insurance

### **Because even professional tradesmen have accidents.**

Our inspection and install teams are all well trained and professional but accidents can happen. As you would expect from a large, professional organisation we have comprehensive insurance coverage to protect your properties.

## Health and Safety

### **Property Managers and Landlords are PCBU's under the Health & Safety at Work Act.**

Smart Energy Solutions can mitigate your risk around work conducted on your rental properties. We have robust Health & Safety policies, are members of Constructsafe, NZ Institute of Safety Management, IAONZ and have rigorous training programmes and Health and Safety management systems.





## Choose **Smart Energy Solutions**

- 1. CONVENIENCE:** We liaise with your tenants, inspect all 5 standards and provide a comprehensive Inspection Report and Summary of Works.
- 2. EXPERIENCE:** We have inspected over 55,000 rentals across NZ in the last 30 months.
- 3. EXCELLENT HEALTH AND SAFETY:** We have robust Health & Safety systems and are members of several industry H&S associations.
- 4. RELIABLE AFFORDABLE PRODUCTS:** We install and audit our insulation work to NZS 4246:2016 standards, and EECA's Q&A Manual form the basis of our quality and training guidelines. We audit jobs independently from the install team to make sure the highest standards are kept.
- 5. INSURANCE:** We have comprehensive insurance policies to protect your client's properties should any damage occur.
- 6. WARRANTIES:** We have comprehensive processes from initial contact to installing and auditing our work, to the issue of our own workmanship and manufacturers' guarantees.
- 7. FREE QUOTES:** We conduct free property assessments where we measure up what's needed and provide quotes free of charge.

Need Help? Contact us anytime.

We'll keep up to date with the Standards too, so for advice you can trust on the best products and finance options to make your rentals compliant, contact Smart Energy Solutions.



Visit **smartenergysolutions.co.nz**  
or call **0800 888 766** for more details.