



ANNUAL REPORT

CONTENTS

1	MISSION AND STRATEGIC GOALS
2	ACHIEVEMENTS IN 2008/09
3	CHAIRMAN'S REPORT
4	MANAGER'S REPORT
5	RESEARCH INVESTMENTS
9	RESEARCH PROMOTION
10	THE CHRANZ BOARD
12	FUNDING AND FINANCIAL INFORMATION



THE CHRANZ MISSION The mission of the Centre for Housing Research, Aotearoa New Zealand – Kāinga Tipu (CHRANZ) is to “Invest in rigorous, independent and relevant housing research to support policies and practices that meet New Zealand’s changing and diverse housing needs through sustainable, affordable, good quality and responsive housing opportunities.”

The CHRANZ approach to housing research takes in a holistic view, embodied in its Māori name Kāinga Tipu. In this sense, the word “housing” embodies both dwellings and wider living environments.

STRATEGIC GOALS

CHRANZ is the leader in setting priorities in housing research and is an effective investor in rigorous, independent and relevant housing research.

1

CHRANZ will encourage investment in housing research.

2

CHRANZ will grow housing research capacity.

3

CHRANZ will promote the use of housing research findings by public, private and third sector stakeholders in the housing sector.

4

CHRANZ will develop a sustainable organisational model.

5

ACHIEVEMENTS IN 2008/09	
	<ul style="list-style-type: none"> ■ The sustained delivery of independent, high-quality, housing research relevant to policymakers, current and future housing sector issues and public debate.
	<ul style="list-style-type: none"> ■ Contribution to enhancing our understanding of housing issues.
	<ul style="list-style-type: none"> ■ The leveraging of CHRANZ's investments in housing research through expanding its co-funding and partnerships with government and other agencies.
	<ul style="list-style-type: none"> ■ The provision of documentation of key research findings and demonstration of CHRANZ's achievements since its establishment in the publication <i>Housing Research: 2003-2008 and Beyond</i>.
	<ul style="list-style-type: none"> ■ Identification of: <ul style="list-style-type: none"> - A best practice housing market assessment framework to assist housing professionals, whether they are located in central or local government or the private and community sectors, with the development of robust assessments of current and future housing demand within different New Zealand housing markets relative to existing and potential supply. - The residential housing market is a critical asset in the New Zealand economy and the biggest asset (and liability) for most households. It requires a comprehensive framework to integrate (and interrogate) current data on housing, households and house building with information on long-term macroeconomic trends. This would involve a process to compile and systematically examine, report, monitor and evaluate data to better inform policy. - How can we ensure that older people in New Zealand have housing that keeps them well, keeps them connected and keeps them productive? Three evidence-based scenarios of the possible futures for older people's housing have been developed with the aim of improving New Zealand's ability to plan for and respond to the changing housing demands of older people over the next 40 years.



CHAIRMAN'S REPORT I am privileged to have chaired the Centre for Housing Research, Aotearoa New Zealand (CHRANZ) Board since it was established in August 2003.

CHRANZ was established to meet the challenge of providing, promoting and coordinating independent high-quality public good housing research in order to support the development of effective housing policy and practices in New Zealand. In meeting this role, the CHRANZ Board appreciates the ongoing support of the Housing New Zealand Corporation (HNZC) Board and contributions made by many agencies and individuals across the New Zealand housing sector and beyond.

In the long term, CHRANZ's overall contribution will be measured by how well it informs housing policies and practices to improve the social, cultural and economic wellbeing of our nation.

Housing is a core component of our social infrastructure. It is also an economic driver that contributes to patterns of commercial and industrial development, wealth creation and distribution in the community, and macroeconomic performance. At the same time, the housing sector is becoming increasingly complex, affected by ongoing and arising demographic, social, economic, financial and other changes.

In 2008/09, its sixth year of operation, CHRANZ has contributed further towards our knowledge of the New Zealand housing sector. CHRANZ research has examined sub-regional housing demand in the Northland region, the relationship between monetary policy and the residential housing market, and children's and older people's housing futures. CHRANZ research produced a New Zealand Housing Assessment Manual to assist housing professionals with the development of robust assessments of New Zealand's housing markets. The methodology outlined in the manual is now being applied in the Auckland region.

In meeting its role, CHRANZ has demonstrated its unique capacity to scope the research agenda, broker and co-ordinate research priorities across agencies, facilitate the nexus between researchers and policymakers, disseminate research findings and commission research designed to inform housing policy debate and development.

In conclusion, I am delighted to announce that Professor Jenny Dixon of the University of Auckland, an internationally recognised figure in housing and planning circles, has taken up the position of Chair of CHRANZ. I am handing over the role, pleased that someone of her calibre will be Chair and grateful for the opportunity given to me to contribute to CHRANZ's development over the last six years. I would like to take this opportunity to thank the staff and board members of CHRANZ, and the Chair, board and staff of HNZC, for their support and friendship over those years.



MANAGER'S REPORT CHRANZ's focus remains on housing research investment, housing research promotion, building housing research capacity and building on its relationships across the housing sector and beyond.

HOUSING RESEARCH INVESTMENT

Over the 12 months to 30 June 2009, CHRANZ managed six housing research investments to the value of \$752,500 (GST inclusive). CHRANZ is contributing \$626,000 across two financial years towards the research costs, and project-based funding partners have contributed a further \$126,500. CHRANZ also published the results of six housing research projects. (Please see page 9 Research Promotion.)

CHRANZ's 2008/09 housing research projects included:

- Housing Market Assessments – A Scoping Study/New Zealand Housing Assessment Manual
- New Zealand Monetary Policy and the Residential Housing Market – A Scoping Study
- Sub-regional Housing Demand in the Northland Region
- Older People's Housing Futures in 2050: Three Scenarios for an Ageing Society
- Children's Housing Futures: Expanding Housing Options to Prevent Unmet Housing Need
- A Housing Market Assessment in the Auckland Region.

HOUSING RESEARCH PROMOTION

CHRANZ continues to make progress on promoting CHRANZ, publishing and promoting research results and building interest in housing research more generally. CHRANZ's goal to promote housing research has been supported by:

- the publication and dissemination of research reports and CHRANZ research bulletins across the housing sector and providing free copies on the CHRANZ website (www.chranz.co.nz)
- updating of CHRANZ's housing research database and working with housing sector stakeholders and DigitalNZ on the establishment of a New Zealand digital housing research register
- the provision of quarterly Chairman's letters to housing sector stakeholders, CHRANZ's Annual Report and publication of Housing Research 2003–2008 and Beyond
- the introduction of CHRANZ Housing Forums, such as "After the Boom – Where to From Here?".

HOUSING RESEARCH CAPACITY

CHRANZ has continued to contribute to building housing research capacity in New Zealand through CHRANZ's research programmes and the promotion of multi-disciplinary research teams and partnerships across research organisations and researchers (private and tertiary sector), including between Australia and New Zealand. Many of these research providers now provide continuing housing research support to a number of central and local government agencies. CHRANZ's New Researcher Development Grants (NRDG) programme has also allowed for some growth.

RELATIONSHIPS AND PARTNERSHIPS

A critical factor in CHRANZ's success has been the network of policymakers and researchers it has built and partnerships it has developed at national and regional level to help support a broad, sophisticated and relevant programme of research. This network encompasses a range of government departments and agencies, local bodies, and private sector and research organisations.

TERRENCE ASCHOFF

MANAGER

CHRANZ

RESEARCH INVESTMENTS CHRANZ's key objectives were to:

- set housing research priorities
- invest in rigorous, independent and relevant housing research
- invest in the development of housing research skills among new researchers and organisations and individuals active in the community-based housing sector.

RESEARCH PRIORITIES

The CHRANZ Board's 2008/09 housing research priorities:

■ The New Zealand Housing System

This includes the future of home ownership, affordable housing and housing stock suitability.

■ Linking Housing and Cultural, Social, Economic and Environmental Outcomes

This includes investigating connections between housing, labour markets and education and the development of sustainable settlements.

INVESTMENT IN HOUSING RESEARCH

CHRANZ managed six research projects in 2008/09 to the value of \$752,500 (GST inclusive) and published the results of six research projects begun in the 2007/08 financial year. CHRANZ leveraged its research investments through the establishment of project-based co-funding partnerships to the value of \$126,500 (GST inclusive).

RESEARCH PROJECTS

PROJECT AND DESCRIPTION	RESEARCH PROVIDER	2008/09 INVESTMENT*
Housing Market Assessments – A Scoping Study/ New Zealand Housing Assessment Manual The manual provides a framework to assist housing professionals, whether they are located in central or local government or the private and community sectors, with the development of robust assessments of New Zealand's housing markets.	DTZ New Zealand Published July 2009	\$50,000
New Zealand Monetary Policy and the Residential Housing Market – A Scoping Study This scoping research examines the relationship between New Zealand's monetary policy and the residential housing market.	PricewaterhouseCoopers Published September 2009	\$75,000 ¹
Sub-regional Housing Demand in the Northland Region This research looks at local housing demand within three housing sub-markets – (i) Kaikohe / Moerewa / Kawakawa and the hinterland; (ii) Taipa to Mangonui including the hinterland; and (iii) the Hokianga area – to provide a deeper understanding of contemporary and future housing pressures in the region.	DTZ New Zealand To be published in 2009	\$177,000 ²

* GST inclusive

NOTES

1 CHRANZ funded \$50,000 from its 2007/08 budget.

2 Te Puni Kokiri provided co-funding of \$62,500, and the Department of Labour provided co-funding of \$14,000 in the 2007/08 financial year. CHRANZ funded \$75,000 from its 2007/08 budget and \$25,500 from its 2008/09 budget.

RESEARCH PROJECTS CONTINUED

PROJECT AND DESCRIPTION	RESEARCH PROVIDER	2008/09 INVESTMENT*
<p>Older People's Housing Futures in 2050: Three Scenarios for an Ageing Society</p> <p>The aim of this research is to identify the patterns of housing futures likely to be evident among people 65 years and older between 2010 and 2050. It is directed to improving New Zealand's ability to plan for and respond to the changing housing demands of older people over the next 40 years.</p>	<p>CRESA, Public Policy & Research, Motu Economic and Public Policy Research</p> <p>Published October 2009</p>	\$125,000
<p>Children's Housing Futures: Expanding Housing Options to Prevent Unmet Housing Need</p> <p>The aim of this research is to improve New Zealand's capacity to address the housing needs of children (0-16 years) now and into the future.</p>	<p>CRESA and Public Policy & Research</p> <p>To be published February 2010</p>	\$125,000 ³
<p>A Housing Market Assessment in the Auckland Region</p> <p>The aim of this research is to provide a housing market assessment in the Auckland region utilising the methodology outlined in the Housing Markets Assessment Scoping Report/New Zealand Housing Assessment Manual (July 2009).</p>	<p>DTZ New Zealand</p> <p>Results due 31 March 2010</p>	\$100,000 ⁴

* GST inclusive

NOTES

- 3 CHRANZ is funding \$65,000 of the research costs from its 2009/10 budget.
- 4 The Auckland Regional Council and CHRANZ contributed \$50,000 each towards the research costs from their 2008/09 budgets. CHRANZ is meeting the remaining \$100,000 research costs from its 2009/10 budget.

NEW RESEARCHER DEVELOPMENT GRANTS

To encourage the development of new housing researchers, CHRANZ awards New Researcher Development Grants to support postgraduate research into housing-related issues. The following research was in progress or completed:

PROJECT	RESEARCHER	2008/09 INVESTMENT*
Participation in Place-making: Enhancing the Wellbeing of Marginalised Communities in Aotearoa/New Zealand Completed	Andrea Ricketts Victoria University	\$5,000**
Constructing and Maintaining a Central Element of New Zealand Culture and Economy: DIY (Do-it-yourself) Home Renovation, Maintenance and Repair In progress	Michael Mackay Lincoln University	\$2,400**
Affordable Housing for Mental Health Service Users In progress	Andy Colwell Massey University	\$1,000**
An Exploration of the Unexpected Barriers to and Solutions for Secure Home Tenure for People in Unstable Rental Accommodation In progress	Lesley Hickey Unitec	\$5,000**
The Experiences of Housing Quality Amongst Homeowners and Analysis in the Auckland Region In progress	Corina Buckenberger University of Auckland	\$4,617

* GST inclusive

** Funding from 2005/06, 2006/07 and/or 2007/08 financial years

COMMUNITY-BASED RESEARCH POOL

In an effort to increase its contribution towards building housing research capacity, the CHRANZ Board has established a Community-based Research Pool. The research funding is to support organisations and individuals involved in community-based housing to develop their research skills and interests in housing.

The following research was in progress or completed:

PROJECT	ORGANISATION	2008/09 INVESTMENT*
An Examination of the Extent to Which Differing Types and Levels of Support, and Connectedness to Neighbourhood and Community, Enhances the Ability of People with a Mental Illness to Maintain Tenure in Rental Housing In progress	ComCare Christchurch	\$5,000**

* GST inclusive

** Funding from 2006/07 financial year

No grants from the Community-based Research Pool were made in CHRANZ's 2008/09 financial year.



RESEARCH PROMOTION CHRANZ's key objective was to promote the use of housing research findings by housing sector stakeholders.

OUTCOMES

- 1 The CHRANZ website (www.chranz.co.nz) remains a key communication platform. The following information was provided:
 - The results of 31 CHRANZ-commissioned housing research reports, 11 postgraduate research reports and two community housing research reports.
 - Details of housing research work in progress.
 - Copies of CHRANZ Research Bulletins 1–16.
 - Link to CHRANZ housing research database.
 - CHRANZ's 2007/08 Annual Report and quarterly Chairman's letters to housing sector stakeholders.
- 2 CHRANZ launched its 2007/08 Annual Report to housing sector stakeholders in December 2008.
- 3 CHRANZ published and distributed widely its publication *Housing Research 2003–2008 and Beyond*, which documents its key research findings and demonstrates its achievements since its establishment.
- 4 CHRANZ published the results of six housing research projects:
 - *Housing Market Assessments – A Scoping Study* (July 2009) and *New Zealand Housing Assessment Manual* (July 2009), DTZ New Zealand.
 - *The Intermediate Housing Market in New Zealand*, DTZ New Zealand (December 2008).
 - *Access to Safe and Secure Housing for At-risk and Vulnerable Young People*, Centre for Research Evaluation and Social Assessment/Public Policy & Research (November 2008).
 - *Scoping study into the Creation of a Register of Housing Research in New Zealand*, Norman Smith (November 2008).
 - *The Economic Impact of Immigration on Housing in New Zealand 1991–2016*, Business and Economic Research Limited (May 2008).
 - *On the Falling Rate of Home Ownership in New Zealand*, Scott Phillips Ltd (February 2008).
- 5 CHRANZ added to its series of research bulletins:
 - CHRANZ Research Bulletin 16, December 2008, *The Intermediate Housing Market in New Zealand*.
 - CHRANZ Research Bulletin 15, November 2008, *Access to Safe and Secure Housing for At-risk and Vulnerable Young People*.
- 6 With support from the Reserve Bank of New Zealand, CHRANZ held a housing forum in July 2009: "After the Boom – Where to From Here?" The six papers presented are on the CHRANZ website under "Links".

Free copies of CHRANZ-commissioned research, research bulletins and details on work in progress are available on the CHRANZ website (www.chranz.co.nz).



THE CHRANZ BOARD The CHRANZ Board was first appointed in August 2003, with reappointments and new appointments being made between 2005 and 2009.

CHRANZ is a semi-autonomous body, with the HNZC Board ultimately accountable for its activities. However, the CHRANZ Board is responsible for CHRANZ's governance, strategic direction and investment decisions. The CHRANZ Board is accountable to the HNZC Board. The CHRANZ Manager is employed by HNZC and is accountable to the CHRANZ Board.

CHRANZ receives core funding directly from HNZC and seeks to secure further funding from an amount included in the Corporation's NDOC Appropriation Housing Policy Advice and from other agencies. A Memorandum of Understanding between the HNZC and CHRANZ Boards defines mutual roles and responsibilities, and the level of HNZC support (research and organisational funding, plus access to administrative and support services).

The CHRANZ Board members are:

		Term	Term Ends
Prof Nigel Haworth, Chairman	The University of Auckland	Three years	25 August 2009
Mr Brian Donnelly	New Zealand Housing Foundation	Two years	28 February 2009
Major Campbell Roberts	The Salvation Army, Auckland	Two years	28 February 2009
Ms Raewyn Stone	Manukau City Council	One year	28 February 2009
Mr Rau Hoskins	Design Tribe And Unitec, Auckland	Three years	28 February 2009
Prof David Thorns	University of Canterbury	Three years	25 August 2009
Ms Sandra Lee	HNZC Board	One year	27 October 2009
Prof Jenny Dixon	The University of Auckland	Three years	1 December 2010
Mr Philip Bell-Booth	Capping Corporation Limited	Three years	1 December 2010
Prof Philip Morrison	Victoria University of Wellington	Three years	1 March 2012
Prof Harvey Perkins	Lincoln University	Three years	1 March 2012



- .01 PROF NIGEL HAWORTH
- .02 PROF DAVID THORNS
- .03 MS RAEWYN STONE
- .04 MAJOR CAMPBELL ROBERTS
- .05 MS SANDRA LEE
- .06 MR PHILIP BELL-BOOTH
- .07 PROF JENNY DIXON
- .08 PROF HARVEY PERKINS
- .09 MR RAU HOSKINS
- .10 PROF PHILIP MORRISON
- .11 MR BRIAN DONNELLY

FUNDING AND FINANCIAL INFORMATION						
	2008/09	2007/08	2006/07	2005/06	2004/05	2003/04
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)
FUNDING						
Appropriation			274.0	159.0		152.0
HNZC	770.0	772.3	613.2	510.0	548.0	331.0
EXPENDITURE						
Output Class One – Research Investment	422.3	416.8	599.6	367.0	254.0	272.3
Output Class Two – Research Promotion	49.7	70.2	57.6	30.0	22.0	5.0
Output Class Three – Organisation Services	298.0	285.3	277.7	302.0	272.0	205.7
TOTAL EXPENDITURE	770.0	772.3	935.0	699.0	548.0	483.0

NOTES

- 1 This financial information does not constitute a financial statement. The financial processes and results of CHRANZ have been audited as part of the audit of the Housing New Zealand Corporation Group financial statements audit. This financial information has not been audited in its own right.
- 2 All amounts are GST inclusive.
- 3 The 2003/04 appropriation of \$152,000 for research investigating Accommodation Options for Older People in Aotearoa/New Zealand is from the Cross Departmental Research Pool.
- 4 The appropriations totalling \$433,00 from Vote Housing in 2005/06 and 2006/07 were towards research investigating: The Future of Homeownership and the Role of the Private Rental Market in Auckland; Housing and Disability: Future Proofing New Zealand's Housing Stock for an Inclusive Society; Pacific Island Housing Experiences: Emerging Trends and Issues; and Affordable Housing in the Bay of Plenty Region: A Solutions Study.
- 4 This financial information does not include co-funding from third parties paid to CHRANZ as income or paid directly to research providers. For example, \$687,000 of project co-funding between 2003–2008 is not included. \$86,000 of project co-funding from DBH, HNZC, EECA, RBNZ, BRANZ Group and the Auckland Regional Council in 2008/09 is also not included.
- 5 Research investment includes CHRANZ NRDG and CBRP grants and external project management support costs.

CENTRE FOR HOUSING RESEARCH, AOTEAROA NEW ZEALAND

28 GREY STREET

PO BOX 2628

WELLINGTON 6140

NEW ZEALAND

PHONE: +64 (4) 439 3326

EMAIL: TERRENCE.ASCHOFF@CHRANZ.CO.NZ

EMAIL: KAINGA.TIPU@CHRANZ.CO.NZ

WWW.CHRANZ.CO.NZ

www.chranz.co.nz

