



NZSTA
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Governance support resources

School housing – healthy home standards

School houses fall into three categories:

- Core houses are needed to help recruit and retain principals and teaching staff. They are mainly managed by school boards
- Non-core houses are houses that are no longer required for this purpose and are managed by the Ministry of Education. Over time, they will be disposed of by the Crown
- Caretaker houses are managed by school boards in the same way as core houses

For core and caretaker houses the board is responsible for:

- Setting and reviewing the rent
- Collecting the bond and rent
- Carrying out property inspections
- Insuring the house at replacement value
- Paying rates – this varies depending on who is renting the house
- Depreciation
- Maintenance and capital works
- Legislative compliance

The Ministry of Education provides details on the above on its [website](#)

Planned house maintenance is included as a board-funded item in the school's 10-year property plan. Boards keep rental income and use it for the upkeep and maintenance of the house. (If all landlord responsibilities have been fulfilled, the board may use any remaining income for other school expenses).

Healthy home standards

One of the board's key management responsibilities is to keep the house safe and healthy.

Boards must ensure that the houses they manage comply with the [Residential Tenancies \(Healthy Homes Standards\) Regulations 2019](#) within 90 days of any new tenancy.

In particular houses must meet standards set around heating, insulation, ventilation, draught

stopping, moisture ingress and drainage.

Tenancy agreements must include a signed statement that the landlord (the board) will comply with the healthy home standards.

Landlords (boards) must also retain relevant records or documents of their compliance with these standards. Records could include, but are not limited to:

- Reports or records of property inspections
- Records of installation, maintenance or repair
- Product manuals or manufacturer's information e.g. for an installed heat pump/air conditioning unit
- Certificates e.g. codes of compliance or building warrants of fitness
- Local authority reports or documents e.g. land information memorandum (LIM) report

More detail on each healthy homes standard, including what landlords need to do to comply, is available on the [Tenancy Services website](#).



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For further advice please contact the *Advisory and Support Centre* on

0800 782 435, option 1 or

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