

11 May 2023

David Dahya
fyi-request-22513-5fc99d0f@requests.fyi.org.nz

Dear Mr Dahya

Thank you for your email dated 20 April 2023 requesting information under the Official Information Act 1982 (the Act):

1- Why has Kainga Ora selected a unit (as a standard for Kainga Ora homes) that doesn't have the capability to connect to the porch light?

The ability to activate the porch light when the security sensor is triggered is significantly important. There is no point in having the security light illuminate the yard while leaving the porch in total darkness. The only way to illuminate the porch with the current standard unit is to just leave the porch light on manually overnight.

2. How have you resolved the problem of activating the porch light?

3. Do you agree that it is essential that the porch light be connected to the security light and if not, why not?

4- Was the product tested before it was chosen to be the standard security light unit for Kainga Ora homes?

5. Was Kainga Ora aware of their standard unit not having the functionality to connect to the porch light?

6 What was the criteria in selecting the Simx model unit as a standard for Kainga Ora Homes?

7. Were tenants consulted before determining the standard Simx unit?

8- What advantage does the Simx product have over the previous units ie How is it better than the previous unit?

9. Is the new unit more cost effective than the previous units?

10-Who, which department /business unit within Kainga Ora selected the Simx unit as the standard for its properties?

Was it some staff member who never lived in/grew up in a social housing property and who's objective was to save Kainga Ora money in some way- disregarding the loss of quality, security, safety, deterrant in the hopes that it would contribute to that staff member's performance assessment because his/her actions wasn't for the sake of the tenants?

11. What consideration was given to the tenants with this 95% reduction in brightness' and how was this shortfall compensated for in relation to the level of safety, security, deterrant the previous brighter units provided?

12 Do you think 8w of illumination is sufficient for a yard?

13. Is the reason for selecting this particular unit as a standard for Kainga Ora homes due to eliminating the need to replace bulbs thereby removing the requirement for Kainga Ora to pay for bulb replacement (which over the course of a year would be very significant across their housing stock), and, instead, rely on the Simx manufacturers 3 year guarantee should the bulbs develop a fault?

You also raised a number of concerns with the new light units which are summarised below:

- reduced brightness
- reduced sensor range – needing to be closer to the house to trigger the sensor
- the cost
- not capable of connecting to the porch light
- difficulty seeing into the yard

I acknowledge that you want to feel safe and secure in your home and having adequate exterior lighting is important for this.

Kāinga Ora changed to LED light fittings and bulbs in 2016 and LED lighting now makes up over 98 percent of all lighting sales for our National Supplier. Incandescent lighting will be phased out in the next few years as the demand decreases.

Energy-efficient LED bulbs do not contain mercury or other toxic and harmful substances. Unlike traditional bulbs, broken LEDs do not cause mercury vapour or UV radiation exposure. LEDs are safe to use, even for long periods and use up to 85 percent less electricity than traditional incandescent or halogen bulbs and can last 15 times longer.

We have determined that the SIMX 2 x 8 watt sensor light is a suitable light for Kāinga Ora homes. While lighting needs to be adequate for safety and security, we also need to be mindful of light shining into neighbouring properties.

Lighting is measured in lumens not watts. Lumens measure the total amount of light emitted by the bulb while watts measure the amount of power consumed by the bulb. Lumens determine the brightness of the bulb. The SIMX 2 x 8 watt sensor light we provide has a total output of 1,500 lumens. As a comparison, a 120 watt incandescent bulb has an output of approximately 1,150 lumens.

The new units are more cost-effective. While more expensive to purchase, they provide a significant saving over the life of the bulb.

There was no prior testing of the units undertaken as this was not required. We took advice from industry experts who provided us with products that meet our performance requirements. Our light fittings are reviewed against our product performance requirements. I have attached a copy of the lighting requirements.

Unfortunately, the new light units don't have the ability to connect to other units such as a porch light because the components are designed around a much lower power consumption. However, I thank you for bringing this point to our attention. Your feedback on connecting the security lights to porch lights has been noted and has been passed on to our quality team.

I trust this information will help to allay your concerns. Your Housing Support Manager Sene Rees-Temarama will contact you to talk about the exterior lighting at your home and how it could be improved, so you can feel safe in your home. You can also contact Sene via our customer support centre on 0800 801 601 if you have any further questions.

Yours sincerely

A handwritten signature in blue ink that reads "Rachel Kelly". The signature is written in a cursive style with a large initial 'R'.

Rachel Kelly
Manager Government Relations