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| **Cold council housing getting an upgrade: Measuring the impact on tenant wellbeing** |
| **Background/Objectives**Wellington City Council is the only local government in New Zealand that still owns and manages a substantial number of social housing units. An assessment of the council’s housing in 2006 found moisture problems across the housing stock. They are now part way through a 20-year upgrade programme, co-funded by central government, aimed at improving the health and safety of their tenants.**Methods**Part of Arlington, Wellington City Council’s largest complex, was rebuilt in 2018 after being demolished in 2016. An evaluation of the upgrade, with respect to the impact on tenant wellbeing using a quasi-experimental methodology, is being undertaken. **Results**Data collected to date has established a baseline for understanding the impact of upgraded units. Before the upgrade, units were colder than the national average, with respiratory and cardiovascular risks for tenants.**Discussion**Council design guidelines aim for indoor temperatures between 16 and 19 degrees in upgraded properties. This work involves advocating for a minimum temperature of 18 degrees, which the World Health Organization recommends.Central government debate about minimum temperature requirements for rental properties requires an evidence base of related data. Therefore this work is useful when setting guidelines for the Healthy Homes Guarantee Act, which was recently passed in New Zealand in 2017.**Keywords**Quasi-experimental evaluation, building performance, indoor temperature, thermal comfort, tenant health and wellbeing |