

20 September 2022

JB
fyi-request-20087-e7f550a2@requests.fyi.org.nz

Dear JB

Thank you for your request of 19 August 2022 to Kāinga Ora – Homes and Communities for the following information under the Official Information Act 1982 (the Act):

“I would like to know the yearly figures of how much the supply of housing by Kainga Ora that Kainga Ora owns has increased. By this, I mean how much has Kainga Ora’s supply of owned houses increased for each year since 2009, which would not include where a house was removed to make way for a new house”.

Kāinga Ora secures additional homes through:

- redevelopments, where new homes are built on Kāinga Ora land, usually replacing an older home with more new warm and dry homes
- acquiring new homes, as a new build that has not been previously occupied, from a builder or developer
- acquiring existing homes, usually on the open market
- homes leased from private or corporate owners.

Homes are also sold (usually to tenants), leases expire and homes are demolished (usually to allow for redevelopment).

Kāinga Ora prefers to deliver new homes through redevelopment, reducing old and dated housing and providing new warm and dry homes. The priority of Kāinga Ora is to house people in need, and buying new build homes or buy-ins provides additional homes where need cannot be met through redevelopment.

As well as providing around 65,000 state homes for tenants, Kāinga Ora also builds, buys, and occasionally leases homes for use as supported housing - Community Group Housing (around 1,500) and transitional housing (just under 2,200).

Community Group Housing provides properties and assistance in gaining access to houses to groups who support people in the community. Transitional housing is leased to third parties (not leased by Kāinga Ora, as above) to provide short-term accommodation for longer durations (e.g. six months) for people transitioning from adverse situations or with complex needs. The temporary accommodation is used to help people stabilise their short-term housing and support needs, learn to live independently before moving to a more permanent housing solution.

Table 1 below shows the homes owned and leased by Kāinga Ora for state housing and supported housing, and the change between years.

Note that on:

- 1 April 2016, 2,800 homes were transferred from Housing New Zealand to the Tamaki Regeneration Company
- 1 April 2017, 1,138 homes in Tauranga were transferred to Accessible Properties

- From 3 October 2020, homes were leased by Kāinga Ora to Community Housing Providers (CHPs), starting with 902 homes (with more added over time) in Wellington and Porirua leased to Te Ahuru Mowai, with ownership remaining with Kāinga Ora.

These transfers of ownership affected the number of homes owned by Kāinga Ora, but these homes continue to be used as social housing by the new owners.

The properties leased to CHPs are not included in Table 1, and stood at 902 as at 30 June 2021 and 962 as at 30 June 2022.

Table 1 – change in total housing stock owned and leased by Kāinga Ora (previously Housing New Zealand) as at 30 June and change from previous year

	State		Supported		Total	Change
	Owned	Leased	Owned	Leased		
2008/09	64,332	3,260	1,532	58	69,182	
2009/10	64,588	3,309	1,536	56	69,489	+307
2010/11	64,800	3,348	1,535	59	69,742	+253
2011/12	64,603	3,259	1,536	54	69,452	-290
2012/13	64,208	3,167	1,493	53	68,921	-531
2013/14	63,677	3,045	1,462	49	68,233	-688
2014/15	62,870	2,879	1,451	45	67,245	-988
2015/16	60,173	2,754	1,442	43	64,412	-2,833
2016/17	58,813	2,613	1,807	43	63,276	-1,136
2017/18	59,395	2,466	2,093	42	63,996	+720
2018/19	60,632	2,452	2,140	32	65,256	+1,260
2019/20	61,442	2,369	2,408	34	66,253	+997
2020/21	61,910	2,296	3,033	28	67,267	+1,014
2021/22	62,686	2,184	3,650	27	68,547	+1,280

Further information on total homes managed by Kāinga Ora is available at the HUD website above and on the Kāinga Ora website at: <https://kaingaora.govt.nz/publications/housing-statistics/>.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests> with your personal information removed.

Yours sincerely



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