

3 February 2021

Privacy



I refer to the parts of your request transferred to Kāinga Ora – Homes and Communities on 11 January 2021, for the following information about public housing in Ōtaki under the Official Information Act 1982 (the Act):

- 1) *Current number of Kāinga Ora houses in Ōtaki by size of property*
- 2) *The average length of Kāinga Ora tenancies in Ōtaki*
- 3) *Ethnic breakdown of Kāinga Ora tenancies in Ōtaki*
- 4) *Family breakdown of Kāinga Ora tenancies in Ōtaki (single, single parent families, couples, etc)*
- 5) *Occupation rate of Kāinga Ora tenancies over the last 5 years*
- 6) *Reasons for tenancy turnovers (eviction, deaths, moving out of area etc)*
- 7) *Number of tenancy turnovers in the last 5 years*
- 8) *Age breakdown of tenants in Ōtaki.*

Please find included with this response a set of tables containing the information you have requested. As you work for Kāpiti Coast District Council (KCDC), I have provided information both at the census area unit level for Ōtaki, as well as including the Territorial Local Authority (TLA) level for KCDC.

Please note that Kāinga Ora usually reports housing data by TLA. The boundaries of census area units may not fully align with territorial local authorities. You can find more information about Kāinga Ora properties on our website at <https://kaingaora.govt.nz/publications/housing-statistics/>.

I trust this information is useful.

Yours sincerely



Rachel Kelly  
**Manager Government Relations**

**Kāinga Ora – Homes and Communities state house data (excluding Community Group and Transitional Housing) for the Ōtaki Census Area Unit (CAU) and Kāpiti Coast District Territorial Local Authority (TLA) as at 31 December 2020.**

1) *Current number of Kāinga Ora houses by size of property*

<b>Kāpiti Coast District TLA</b>	
Number Of Bedrooms	Number of properties
1	12
2	121
3	78
4	7
5	1
<b>Grand Total</b>	<b>219</b>

<b>Ōtaki CAU</b>	
Number Of Bedrooms	Number of properties
1	2
2	29
3	32
4	3
<b>Grand Total</b>	<b>66</b>

2) *Current average length of Kāinga Ora tenancies*

<b>Kāpiti Coast District TLA</b>	
Average Tenure - Years	10.1

<b>Ōtaki CAU</b>	
Average Tenure - Years	9.2

3) *Ethnic breakdown of Kāinga Ora tenancies\**

<b>Kāpiti Coast District TLA</b>	
Asian	1
European	141
Māori	73
MELAA	1
Pacific People	16
Other	5
Not stated	3

<b>Ōtaki CAU</b>	
Asian	0
European	26
Māori	44
MELAA	0
Pacific People	7
Other	1
Not stated	1

\*Ethnicity data is based on information voluntarily provided by the main tenant of each property. Those who identify with more than one ethnicity are counted once in each group they identify with. The sum of the responses for all ethnic groups will therefore be greater than the number of people responding. When calculating percentages, the number of total respondents is to be used as the denominator. This means that the proportion of people with for example Māori ethnicity is calculated as a percentage of those people who specified at least one ethnicity. In other words, this calculation excludes people who did not state an ethnicity. Due to multiple responses, percentages will add up to more than 100 percent. The correct way to quote this data is to say that a certain number percentage of people "identified themselves as having Māori ethnicity, either as their only ethnicity or as one of several ethnicities". "MELAA" is Middle Eastern/Latin American/African.

4) *Family breakdown of Kāinga Ora tenancies*

<b>Kāpiti Coast District TLA</b>	
Household composition	Number of tenancies
Couple only	10
Couple only and other person(s)	3
Couple with child(ren)	6
Couple with child(ren) and other person(s)	4
Household of related people	1
Household of unrelated people	7
One parent with child(ren)	54
One parent with child(ren) and other person(s)	12
One-person household	117
Other multi-person household	3
<b>Grand Total</b>	<b>217*</b>

<b>Ōtaki CAU</b>	
Household composition	Number of tenancies
Couple only	2
Couple only and other person(s)	1
Couple with child(ren)	5
Couple with child(ren) and other person(s)	2
Household of unrelated people	2
One parent with child(ren)	22
One parent with child(ren) and other person(s)	5
One-person household	26
Other multi-person household	1
<b>Grand Total</b>	<b>66</b>

\*The total number of Main Tenants reported at the end of each snapshot period is likely to be different for the total number of State Rentals. This is simply due to timing issues. The number of properties is reported from a different subject area to the tenancy totals.

5) The average length of Kāinga Ora tenancies

<b>Kāpiti Coast District TLA</b>			
Financial Year	Days Occupied	Days owned by	Occupancy Rate %
2015/16	75,835	78,133	97.1%
2016/17	75,181	76,650	98.1%
2017/18	75,379	76,316	98.8%
2018/19	75,745	76,302	99.3%
2019/20	76,057	76,689	99.2%
2020/21 YTD	38,801	39,450	98.4%
<b>Grand Total</b>	<b>416,998</b>	<b>423,540</b>	<b>98.5%</b>

<b>Ōtaki CAU</b>			
Financial Year	Days Occupied	Managed Stock Days	Occupancy Rate %
2015/16	24,540	25,479	96.3%
2016/17	23,944	24,455	97.9%
2017/18	23,855	24,121	98.9%
2018/19	24,039	24,090	99.8%
2019/20	23,889	24,156	98.9%
2020/21 YTD	11,949	12,144	98.4%
<b>Grand Total</b>	<b>132,216</b>	<b>134,445</b>	<b>98.3%</b>

\* Year to date

6) Reasons for tenancy turnovers:

<b>Kāpiti Coast District TLA</b>						
End of Tenancy Reason*	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21 YTD
Abandonment - Possession	-	-	2	-	1	-
BIT** 90 Day Notice Fixed Term Tenancy/Lease Expiry	1	-	-	-	-	-
BIT 90 Day Notice Modifications not possible with tenant in property	-	-	-	-	1	1
BIT 90 Day Notice Overcrowded	-	1	1	-	-	-
BIT 90 Day Notice Property Upgrade/Redev/Repair	1	-	-	-	-	-
BIT 90 Day Notice Redevelopment	-	-	-	-	3	-
BIT 90 Day Notice Under Utilisation	-	1	2	-	1	-
BIT 90 Day Notice - ASB	-	-	-	1	-	-
BIT Interagency Request	-	-	-	1	-	-
BIT Property Uninhabitable	-	-	-	-	-	-
Closer to support - Tenant Choice	-	-	1	2	1	-
Deceased	5	-	-	-	-	-
Deceased Tenant	-	-	3	-	4	2
Employment - Tenant Choice	-	-	1	-	-	-
Hospital/Hospice	-	2	-	-	-	-
MSD Transfer - Termination	-	-	-	-	-	1
MSD Transfer to Another Kāinga Ora/CHP Property	-	1	-	-	-	-
Move Closer to Support Networks/Family	1	2	1	-	-	-
Move to Private Sector - Tenant Choice	-	-	3	-	1	1
Other Tenant Choice	-	-	4	1	3	1
Personal Safety - Tenant Choice	-	-	1	-	-	1
Rest Home	3	3	1	-	1	1
Tenancy Terminated Abandonment	1	-	-	-	-	-
Tenancy Terminated Rent Arrears	-	3	-	-	-	-
Tenant Choice Employment	2	-	-	-	-	-
Tenant Choice House Not Suitable	1	1	-	-	-	-
Tenant Choice Move to Private Sector	5	-	-	-	-	-
Tenant Choice Neighbourhood Issues	1	-	-	-	-	-
Tenant Choice Personal Safety	3	-	-	-	-	-
Tenant choice	-	3	-	-	-	-
<b>Grand Total</b>	<b>24</b>	<b>22</b>	<b>20</b>	<b>7</b>	<b>16</b>	<b>8</b>

\* The Kāinga Ora system holds Exit Reasons which are chosen by a tenancy manager from a list of Reasons in our system (Kotahi). In past analysis, Kāinga Ora has come across situations where the Reason selected may have been incorrectly selected. Some of the available tenancy reasons have also changed overtime. As a result, this data should be treated with caution.

\*\* BIT = Business Initiated Transfer.

<b>Otaki CAU</b>						
End of Tenancy Reason*	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21 YTD
Abandonment - Possession	-	-	1	-	1	-
BIT 90 Day Notice Overcrowded	-	1	1	-	-	-
BIT 90 Day Notice Under Utilisation	-	-	1	1	1	-
Closer to support - Tenant Choice	-	-	-	1	-	-
Deceased	2	1	-	-	-	-
Deceased Tenant	-	-	2	-	3	-
Employment - Tenant Choice	-	-	1	-	-	-
MSD Transfer - Termination	-	-	-	-	-	1
Move Closer to Support Networks/Family	1	2	-	-	-	-
Move to Private Sector - Tenant Choice	-	-	2	-	1	-
Other Tenant Choice	-	-	1	1	1	1
Personal Safety - Tenant Choice	-	-	1	-	-	1
Rest Home	1	1	-	-	-	-
Tenancy Terminated Abandonment	1	-	-	-	-	-
Tenancy Terminated Rent Arrears	-	1	-	-	-	-
Tenant Choice Employment	1	-	-	-	-	-
Tenant Choice House Not Suitable	1	1	-	-	-	-
Tenant Choice Move to Private Sector	2	-	-	-	-	-
Tenant Choice Personal Safety	2	-	-	-	-	-
Tenant choice	-	1	-	-	-	-
<b>Grand Total</b>	<b>11</b>	<b>8</b>	<b>10</b>	<b>3</b>	<b>7</b>	<b>3</b>

\*The Kāinga Ora system holds Exit Reasons which are chosen by a tenancy manager from a list of Reasons in our system (Kotahi). In past analysis, Kāinga Ora has come across situations where the Reason selected may have been incorrectly selected. Some of the available tenancy reasons have also changed overtime. As a result, this data should be treated with caution.

#### 7) Number of tenancy turnovers in the last 5 years

<b>Kāpiti Coast District TLA</b>						
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21 YTD
Number of Tenancies Started	16	18	18	8	11	16
Number of Tenancies Ended	24	22	20	7	16	8

<b>Otaki CAU</b>						
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21 YTD
Number of Tenancies Started	6	8	8	4	7	3
Number of Tenancies Ended	11	8	10	3	7	3

#### 8) Age breakdown of tenants

<b>KĀPITI COAST DISTRICT TLA</b>	
Main Tenant Age	Number of Tenancies
0 to 24	1
25 to 34	29
35 to 44	22
45 to 54	29
55 to 64	65
65+	71
<b>Grand Total</b>	<b>217*</b>

<b>Otaki CAU</b>	
Main Tenant Age	Number of Tenancies
0 to 24	1
25 to 34	17
35 to 44	10
45 to 54	6
55 to 64	20
65+	12
<b>Grand Total</b>	<b>66</b>

\*The total number of Main Tenants reported at the end of each snapshot period is likely to be different for the total number of State Rentals. This is simply due to timing issues. The number of properties is reported from a different subject area to the tenancy totals.