

12 May 2021

s9(2)(a)

Thank you for your email of 19 April 2021 to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

*Kainga Ora stock in: (a) Te Horo, (b) Otaki and (c) Manakau by each of these areas how many homes have residents, and how many homes are unoccupied and the reason for the latter as known by the Department.*

I can advise that Kāinga Ora has no properties in Te Horo or Manakau. In Otaki, Kāinga Ora has 66 houses which are all occupied.

Kāinga Ora publishes statistics on its properties, including vacant houses, on its website. These are updated every three months. The figures are broken down by Territorial Local Authority and apart from the Auckland region, do not include figures by suburb or sub-area. This means that the figures for Kapiti Coast District are published but not those of Otaki or Te Horo. Similarly, the figures for Horowhenua District are published but not those of Manakau.

Here is a link to the website: <https://kaingaora.govt.nz/publications/housing-statistics/>  
Once there, scroll down the page to the heading 'Housing statistics - Vacant Properties' where you can find a further link to the vacant property figures for Kapiti Coast District and Horowhenua District. This information also includes the reason for the vacancy.

#### *Reasons why Kāinga Ora properties can be vacant*

Kāinga Ora has over 67,000 properties and houses approximately 189,000 people. As at 31 December 2020, over 97 percent of our properties were occupied.

At any point in time, Kāinga Ora has properties that are vacant between the end of one tenancy and the start of another. During this time, a property is inspected for any damage and to allow any required maintenance to be done, before a new tenant moves in.

Properties are held vacant for a longer period, if they are undergoing redevelopment, major repairs or upgrades.

Once these properties are back up to our health and safety standards, they are placed back into the letting pool, and Kāinga Ora works with the Ministry of Social Development to allocate them to people in need.

Yours sincerely



Gabby Boag  
**Team Leader, Government Relations**