

11 November 2022

s9(2)(a)

Thank you for your email of 29 September 2022 to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

*The Kāinga Ora Accessibility Policy includes having at least 15 percent of Kāinga Ora public housing new builds (including redevelopments), meeting their full universal design standards, with the rest meeting as many of the universal design standards as possible.*

1. *Can you please advise how many public housing new builds have been completed over the past 12 months?*
2. *And how many of these meet the full universal design standards for accessibility?*
3. *And how many existing homes have been retrofitted in order to meet accessibility requirements over the same period and the total cost involved?*

In response to your first question, I refer you to Table One below for the number of public housing new builds (acquire new and redevelopment only) completed for the financial year 2021/22.

**Table One: Kāinga Ora number of public housing new builds (acquire new and redevelopment only) completed for the financial year 2021/22**

<b>Public Housing only</b>	<b>Number of Properties</b>
Acquire New	292
Redevelopment	940
<b>Grand Total</b>	<b>1232</b>

Note:

The FY2021/22 numbers are still subject to audit.

### **Universal Design and Accessibility**

With our new Accessibility Policy, we have committed to ensuring that at least 15% of the new homes we are building across the country meet universal design standards, and the rest meet as many of these universal design standards as possible. For the financial year 2021/22 delivery, this was limited to projects briefed on or after 1 October 2019 and contracted on or after 1 July 2020 and delivered during in the financial year.

There were 266 eligible homes in the financial year 2021/22 and to achieve the 15% SPE target, at least 40 homes needed to be delivered to the Kāinga Ora 'full Universal Design' (fUD) standard. These homes include 36 design elements that make them more liveable for the entire population; and are, or can be made to be, fit-for-purpose for most customers, whether or not they have a disability.

Although COVID, labour and material supply shortages impacted our ability to build, we delivered a total of 23 homes to the fUD standard in the financial year 2021/22. This is our response to your request to deliver the balance of the 40 committed homes during July and August. The audits were conducted of a further 400 homes delivered in the financial year 2021/22. 34 homes achieved 80% or more conformance to the fUD standard and 36 homes had accessible features purpose built to satisfy the specific needs as determined by the customer. These features include wet area showers, wheelchair access, modified door frames, and smoke alarms (for hearing impaired). We intend to continue with the full 36 homes to meet the fUD conformance.

In the financial year 2021/22 we briefed 4,165 homes and 1,168 requested as fUD (28%) to ensure we will continue to deliver in future years, noting that some homes may not be able to achieve all fUD features due to site limitations. We have committed to delivering 450 fUD homes in the financial year 2022/23. To further enhance stakeholder understanding of the Kāinga Ora fUD criteria we have initiated a training and awareness campaign to support different learning styles including videos, infographics and interactive learning modules.

In response to your third question, I am refusing the *number of existing homes that have been retrofitted in order to meet accessibility requirements* aspect of the question under section 18(e) of the Act as the document alleged to contain the information requested does not exist. Every retrofit property has different accessibility features included in their scope, dependant on the property itself and the customers' needs. We do not measure how many of each feature have been completed. However I can advise that we have spent an average of \$27.5k per property in the past on accessibility.

The Kāinga Ora Board has agreed the best way to deliver accessible modifications is through our new builds programme, where it is much more cost effective. Our retrofit programme is a relatively smaller component of our build programme and the design of each home will continue to be tailored to best meet the individual customer's needs.

With this decision, it is very important however that you are aware of the following:

- Kāinga Ora will continue to work with the Te Whatu Ora (Health New Zealand) and ACC to ensure significant and specific modifications for customers are undertaken as needed. This means, for example, that where a customer has been assessed by an occupational therapist as needing a wheelchair ramp, or other significant modifications, and funding has been approved, that work will continue to be done.
- We will also continue to carry out minor works on our retrofit homes to make them more accessible – e.g. installing handrails, levers on doors, higher power points etc.
- Our main vehicle for increasing the supply of homes for people with disabilities is through our new builds and the Kāinga Ora Accessibility Policy, and that has not changed. We are aiming to deliver more than 800 homes that meet full universal design by mid-2024 (the end of the Public Housing Plan). This will see Kāinga Ora meet its 15 percent target for supplying newly built public homes that meet full universal design.

On the cost effectiveness, incorporating significant accessibility modifications into an existing property can cost around \$50,000 more compared to incorporating universal design into a newly built home. These efficiencies can be gained while still ensuring the accessibility requirements of our customers continue to be met.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at [publications/official-information-requests/](#) with your personal information



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