



# Kāinga Ora – Homes and Communities Status Report

For period 18 January - 31 January 2025

GSR-25-18360

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### 1. Decisions or consultations sought for this Status Report

There are 0 decision(s) or consultation(s) sought for this report.

For upcoming advice to be delivered in the next month please refer to section 5.

### 2. Updates for Minister and Associate Minister of Housing

#### Tenancy Reviews

The Ministry of Social Development (MSD) undertakes tenancy reviews to assess whether Kāinga Ora tenants are still eligible for social housing. Tenancy reviews restarted March 2024.

The role of Kāinga Ora is to support the review process when requested by MSD, and to work with the tenant following the outcome of the review. A high-level overview of the process is noted below.

9(2)(g)(i)

#### Contact Person:

Nick Maling

#### Position:

General Manager - National  
Services

#### Phone:

9(2)(a)

### Rent Debt Policy to be published on website

Kāinga Ora intends to publish its new Rent Debt Policy on its external website after 3pm on Tuesday 11 February, to support policy implementation from 3pm on the same day. Publishing the policy is in line with Kāinga Ora's proactive release obligations.

The policy will be hosted on the same webpage as the new Kāinga Ora Disruptive Behaviour Policy and Tenancy Management Framework: <https://kaingaora.govt.nz/en/NZ/publications/tenant-publications/tenancy-policies/>

**Contact Person:**

Nick Maling

**Position:**

General Manager - National Services

**Phone:**

9(2)(a)

### Divestment of Crown-owned homes - update

Kainga Ora, on behalf of the Crown, has now appointed Bayleys to manage the divestment of the 100 homes currently under Crown ownership, as a result of underwrites exercised throughout the year in the Buying off the Plans (formerly KiwiBuild) underwrite programme. Bayleys will be conducting a national promotion to sell the homes as a portfolio, or by development, to interested investment buyers with a deadline sale closing to offers on 13 March 2024. Advertising will commence on 7 February 2025 through property magazines, national print media and digital channels. In addition, Bayleys will be introducing the investment opportunity directly to their key investor contacts.

Since our update to you in December, a further development, located in Glen Eden, Auckland has exercised the underwrite option on nine homes, that remain unsold from a total of 20 that were underwritten. Those homes will be added to the portfolio being promoted for sale in the Bayleys campaign.

**Contact Person:**

Mark Fraser

**Position:**

General Manager - Urban Development and Delivery

**Phone:**

9(2)(a)

### LEAD alliance update

By the end of January, we will have confirmed the specific projects that will continue to be delivered using the alliance model, which is due to end and thereafter be open to the market to participate in. We will also issue a formal instruction to the alliance partners to this effect.

The resource planning and transition process to realise savings before the end of the financial year is also being developed, where Kāinga Ora and the alliance participants will have agreed an exit plan by March 2025.

<b>Contact Person:</b> Mark Fraser	<b>Position:</b> General Manager - Urban Development and Delivery	<b>Phone:</b> 9(2)(a)
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### 3. Summary of papers sent

Paper	Purpose
<b>Ad Hoc</b> Monthly publishing of Key Rent Debt Data GSR-25-18302	The purpose of this ad hoc briefing is to update you on the intention of Kāinga Ora – Homes and Communities to publish key tenancy data relating to rent debt on its external website each month.
<b>Ad Hoc</b> Auahatanga ki te Kāinga - Supporting social housing in the Waikato GSR-25-18307	The purpose of this document is to provide information around Auahatanga ki te Kāinga as requested by the Office of the Minister of Housing.
<b>Ad Hoc</b> Te Mātāwai survey findings GSR-24-18141	This paper provides you with the results of a long-term evaluation of Te Mātāwai, conducted by the Kāinga Ora Evaluation and Research team.
<b>Ad Hoc - Meeting Event</b> Minister Potaka visit - 26 North Street, Palmerston North GSR-25-18252	This paper provides you with information on the Kāinga Ora – Homes and Communities opening celebration for the North Street development in Palmerston North, ahead of your visit on 24 January 2025
<b>Ad Hoc</b> Monthly report to Ministers GSR-24-18231	This paper provides a monthly update for December.

### 4. Upcoming advice to be delivered in the next month

9(2)(f)(iv)			

		Hon. Chris Bishop	Rachel Kelly

## 5. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-24-17968	Member of the Public	Public	<i>Building Innovation</i> Cost of HDS and traditional models of construction	Hon. Chris Bishop	Noting FYI	31/01/2025 extended
GSR-24-18173	Meg Stewart Ward	Opposition	<i>Disposals</i> Sales or transfers of social housing to CHPs	Hon. Chris Bishop	Noting FYI	03/02/2025
GSR-24-18198	Member of the Public	Public	<i>Urban Development</i> Communications with Flip Homes Ltd	Hon. Chris Bishop	Not being provided	04/02/2025
GSR-24-18204	Member of the Public	Public	<i>Urban Development</i> Reports on the Tauranga Western Corridor SDP	Hon. Chris Bishop	Consultation	04/02/2025
GSR-24-18218	Member of the Public	Public	<i>Building Innovation</i> Payment to Build Partners Ltd on Hindmarsh St and Cadman Ave	Hon. Chris Bishop	Not being provided	07/02/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-24-18221	Cecile Meier	Media	<i>Consultant &amp; Contractors</i> Previous employees who are contractors since 2018	Hon. Chris Bishop	Noting FYI	10/02/2025
GSR-24-18226	Lucy Xia	Media	<i>Maintenance</i> Kāinga Ora building defects	Hon. Chris Bishop	Noting FYI	11/02/2025
GSR-24-18232	Member of the Public	Public	<i>Procurement</i> Wool carpet	Hon. Chris Bishop	Noting FYI	11/02/2025
GSR-24-18235	Member of the Public	Public	<i>Administration</i> Costs to Kāinga Ora of dealing with lease for 26 Delta Ave, New Lynn, Auckland	Hon. Chris Bishop	Not being provided	11/02/2025
GSR-25-18266	Member of the Public	Public	<i>Urban Development</i> Contract extension of LEAD alliance	Hon. Chris Bishop	Noting FYI	13/02/2025
GSR-25-18270	Unity Party	Interest Group	<i>Sustainability</i> Solar Panel installations in Christchurch	Hon. Chris Bishop	Not being provided	13/02/2025
GSR-25-18285	Building Officials Institute of New Zealand	Interest Group	<i>Building Innovation</i> Consenting Activity, including staffing levels, qualifications and salary	Hon. Chris Bishop	Noting FYI	13/02/2025
GSR-25-18289	Member of the Public	Public	<i>Disruptive behaviour</i> Complaints stats and Resolution Times	Hon. Tama Potaka	Noting FYI	13/02/2025
GSR-25-18290	Member of the Public	Public	<i>Urban Development</i> Piritahi & LEAD alliance board members	Hon. Chris Bishop	Noting FYI	13/02/2025
GSR-25-18295	Member of the Public	Public	<i>Developments</i> Development 182-184 Boucher Ave , Te Puke	Hon. Chris Bishop	Noting FYI	13/02/2025
GSR-25-18306	Member of the Public	Public	<i>Vacant Homes</i> Stats on and reasons for vacant properties in Wellington	Hon. Chris Bishop	Not being provided	14/02/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-18309	Member of the Public	Public	<i>Retrofit and Renewal</i> Remediation at Parawai Crescent, Ponsonby, Auckland	Hon. Chris Bishop	Not being provided	17/02/2025
GSR-25-18318	James Ball	Media	<i>Disruptive behaviour</i> Staff accompanying contractors during maintenance visits for tenants	Hon. Tama Potaka	Noting FYI	18/02/2025
GSR-24-18070	Riley Kennedy	Media	<i>Procurement</i> Cost analysis on wool carpets	Hon. Chris Bishop	Noting FYI	19/02/2025 extended
GSR-25-18323	Member of the Public	Public	<i>Urban Development</i> Correspondence about the LEAD Alliance extension	Hon. Chris Bishop	Not being provided	19/02/2025
GSR-25-18327	Action Station	Interest Group	<i>Disposals</i> Social homes being sold in Tāmaki Makaurau	Hon. Chris Bishop	Noting FYI	20/02/2025
GSR-24-18095	Member of the Public	Public	<i>Building Innovation</i> HDS and Daum & Co	Hon. Chris Bishop	Not being provided	24/02/2025 extended
GSR-24-18098	Member of the Public	Public	<i>Developments</i> Kāinga Ora Consultation Process	Hon. Chris Bishop	Not being provided	24/02/2025 extended
GSR-25-18334	Hamish McNeilly	Media	<i>Disposals</i> Aaron Lodge - information on decision to sell	Hon. Chris Bishop	Noting FYI	25/02/2025
GSR-24-18129	Campaign for Wool NZ	Interest Group	<i>Procurement</i> Kāinga Ora Wool Carpet RFP	Hon. Chris Bishop	Noting FYI	11/03/2025 extended

## 6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
GSR-25-18279	Cole Blair	Tenants previously living in emergency accommodation	05/02/2025	05/02/2025

## 7. Upcoming completed homes opportunities

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