



WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 9 August 2024

30



Kāinga Ora
Homes and Communities

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1. Decisions or consultations sought this week

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

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

2. Updates for Hon Chris Bishop, Minister of Housing

First Home Grant Exemptions

- Kāinga Ora stopped accepting new applications for the First Home Grant on 22 May 2024. The opportunity to seek an exemption was opened on 7 June 2024 and closed-off on 14 June 2024. Kāinga Ora received 395 items regarding exemptions, 98 of which were eligible for an exemption (this includes partners of people who applied and are also eligible for an exemption). The tables below provide the status of those who applied and the 98 eligible exemption applications.
- The table below provides the results of eligible exemption requests as at 5 August 2024.

○ Eligible (including partner applications)	98
○ Approved	23
○ Paid	17
○ Pre-approved	10
○ Pending	23
○ Declined	15
○ Closed (no response, withdrawn)	10
- On 26 July 2024, you were also advised that Kāinga Ora had been advising First Home Grant applicants that if an approved purchase did not proceed that they would not be able to receive a First Home Grant for another property following the closure the scheme. Kāinga Ora believes this approach was inconsistent with the intent of the criteria that pre-approvals would remain valid for six months from the date of approval.
- As such, Kāinga Ora has changed its process to ensure applicants have the opportunity to submit a Sale and Purchase agreement for a property until the expiry of their pre-approval letter – even if a previously approved purchase did not proceed. We have reached out to all customers who had pre-approval or an application pending when First Home Grant applications closed on 22 May 2024. As at 5 August, we have approved grants for 10 applicants whose original purchase did not proceed, but had since found a new property to buy within the six-month pre-approval period.

Next steps		Due
Contact person		
Nick Maling	GM – National Services	9(2)(a)

Conversations with Community Group Housing Providers, including ones funded by Whaikaha

- Whaikaha, the Ministry of Disabled People, have received some concerns, as noted below, from providers they fund who rent or lease a Community Group Housing (CGH) property or properties from Kāinga Ora. We are sharing this with you in the spirit of no surprises, and Whaikaha are also providing an item in their Minister's weekly report. Their Minister's weekly report item also refers to Vote Housing appropriations that effectively enable providers to access subsidised CGH properties, particularly the rent support subsidy.
- Kāinga Ora administers rent support subsidy on behalf of the Crown through the rent relief appropriation. As part of this responsibility, Kāinga Ora are required to carry out regular rent support subsidy reviews which involves providers in receipt of rent support for one or more CGH tenancies reapplying for this subsidy.
- Over the last year, Kāinga Ora have been working through a backlog of rent support subsidy reviews to ensure subsidy levels are up to date. The purpose of rent support subsidy reviews is to ensure that recipient providers are still eligible for the subsidy and are receiving the appropriate amount for their circumstances. For example, if a provider was receiving more or less income for housing costs than the last time their rent support had been reviewed, the amount of rent support they are entitled to may decrease or increase accordingly.
- Of the over 300 rent support subsidy reviews completed between July 2023 and end of July 2024, outcomes have included providers no longer being eligible (25), choosing not to reapply because their income is sufficient (26), no change to level of rent support (46) or no longer requiring it (106). Rent support has increased for 25 tenancies and decreased for 88 tenancies.
- While a reduction in subsidy amount is directly tied to changes in money available to pay rent, as changes can happen at different times providers are not always prepared to pay increased rent if that is the outcome of their review. Kāinga Ora will work with providers through the change and give an appropriate notice period (of at least 90 days) to support this adjustment if required. A reduction in rent support subsidy should not impact the providers service access and/or affordability. Kāinga Ora will work with Whaikaha to improve its understanding of the rent support subsidy.
- Working closely with the Ministry of Housing and Urban Development, Kāinga Ora will continue to collaborate with Whaikaha on key messages for providers about the rent support subsidy for CGH providers and other operational matters as appropriate.

Next steps		Due
Contact person		
Nick Maling	GM – National Services	9(2)(a)

3. Updates for Hon Tama Potaka, Associate Minister of Housing

No updates for this week

4. Summary of papers sent

Paper	Purpose
Ad Hoc Minister Potaka Visit to Tauranga GSR-24-14526	This paper provides Minister Potaka with information ahead of his visit to Tauranga on 16 August 2024
Ad Hoc Tenancy data report to the Minister's Office GSR-24-17087	The purpose of this ad hoc briefing is to update you on the intention of Kāinga Ora to publish key tenancy data relating to disruptive behaviour on its external website each month.

5. Upcoming advice to be delivered in the next month

9(2)(f)(iv)			
[REDACTED]	[REDACTED] [REDACTED] [REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED]	[REDACTED]

6. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-24-01112	Thomas Raethel	Opposition	<i>Staff</i> Contractor spend since 27 November 2023	Hon. Chris Bishop	Noting FYI	14/08/2024 extended
GSR-24-01135	Member of the Public	Public	<i>Financial Products</i> Copies of advice created to respond to govt decision to cancel First Home Grant Scheme since 1 May 2024	Hon. Chris Bishop	Noting FYI	14/08/2024 extended
GSR-24-01147	Meg Stewart Ward	Opposition	<i>Administration</i> Copies of papers in Ministers Weekly Report	Hon. Chris Bishop	Consultation	15/08/2024 extended
GSR-24-14563	K3 Consulting Accounting Legal	Other	<i>Administration</i> Lease information for Auckland property	Hon. Chris Bishop	Not being provided	24/09/2024 extended
GSR-24-14803	Member of the Public	Public	<i>Developments</i> Information on proposed development in Napier	Hon. Chris Bishop	Not being provided	14/08/2024 extended
GSR-24-16987	Member of the Public	Public	<i>Disruptive behaviour</i> Stats on unjust evictions of unruly tenants	Hon. Chris Bishop	Not being provided	12/08/2024
GSR-24-17016	Member of the Public	Public	<i>Supported Housing</i> Supported Housing details including staff employed in this area	Hon. Chris Bishop	Not being provided	14/08/2024
GSR-24-17019	Stacy Rangitonga	Media	<i>Maintenance</i> Rangitonga, Stacey - Healthy Homes compliance in the Waikato	Hon. Chris Bishop	Not being provided	14/08/2024
GSR-24-17040	Auckland Council	Interest Group	<i>Developments</i> Redevelopment of 30 Kemp Rd, Massey	Hon. Chris Bishop		16/08/2024
GSR-24-17046	Marilyn Cox	Media	<i>Developments</i> Cost of planning and community engagement for Ruakaka redevelopment	Hon. Chris Bishop		19/08/2024
GSR-24-17048	Samantha Olley	Media	<i>Developments</i> Info about Dixon Street Complex	Hon. Chris Bishop	Noting FYI	28/08/2024
GSR-24-17053	Jason Batchelor	Opposition	<i>Finance</i> Communication about baseline savings exercise in Budget 2024	Hon. Chris Bishop	Noting FYI	19/08/2024
GSR-24-17056	New Plymouth District Council	Interest Group	<i>Developments</i> Leach and Cameron Streets Developments, New Plymouth	Hon. Chris Bishop	Not being provided	20/08/2024

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-24-17061	Member of the Public	Public	<i>Administration</i> Information about the homes at 51 & 53 Wrantage Street, New Plymouth	Hon. Chris Bishop	Not being provided	14/08/2024
GSR-24-17062	Member of the Public	Public	<i>Administration</i> Information about the homes at 68 & 68A Harper St, Whanganui	Hon. Chris Bishop	Not being provided	14/08/2024
GSR-24-17066	Raquel Joseph	Media	<i>Administration</i> Stats for West Coast tenancies	Hon. Chris Bishop	Noting FYI	30/08/2024
GSR-24-17078	Member of the Public	Public	<i>Developments</i> Marlowe Road and Bolton Street Development financial information	Hon. Chris Bishop	Not being provided	21/08/2024
GSR-24-17084	Taranaki Housing Initiative Trust	Interest Group	<i>Statistics, Stock and Pipeline</i> new build stats for Taranaki	Hon. Chris Bishop	Not being provided	21/08/2024
GSR-24-17089	Rayssa Almeida	Media	<i>Developments</i> number of resource consents put on hold	Hon. Chris Bishop	Noting FYI	21/08/2024
GSR-24-17095	Mildred Armah	Media	<i>Accessibility</i> new homes meeting full universal design standards	Hon. Chris Bishop	Not being provided	22/08/2024
GSR-24-17097	Lane Nichols	Media	<i>Acquisitions</i> Valuation report for 80 Don McKinnon Drive	Hon. Chris Bishop	Noting FYI	22/08/2024
GSR-24-17112	Jacob McSweeney	Media	<i>Financial Products</i> OIA First Home Partner funds	Hon. Chris Bishop		27/08/2024
GSR-24-17116	Williams Corporation	Interest Group	<i>Acquisitions</i> Documentation for 115-120 Oxford Terrace, Epuni	Hon. Chris Bishop	Not being provided	23/08/2024
GSR-24-17144	New Zealand Green Building Council	Interest Group	<i>Building Innovation</i> Emissions Reduction Plan and costings for Homestar v5	Hon. Chris Bishop		28/08/2024
GSR-24-17145	Keiller MacDuff	Media	<i>Maintenance</i> Average maintenance cost between tenancies	Hon. Chris Bishop		28/08/2024

7. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
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8. Upcoming completed homes opportunities

[REDACTED]	[REDACTED]	9(2)(f)(iv)	[REDACTED]	[REDACTED]
[REDACTED]				
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]				
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]				
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]				