

22 August 2023

s9(2)(a)



Thank you for your email of 25 July 2023 to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

How many residential rental properties does Kāinga Ora own or manage?

As of 1 July 2023, how many of these properties are yet to comply with the Healthy Homes standard?

When will Kāinga Ora's properties comply with the Healthy Homes standard?

What are the main reasons for their non-compliance - can I please be provided with a breakdown of the reasons for the non compliance and how many properties these relate to?

When were Kāinga Ora properties required to be correctly insulated by?

As of 1 July 2023, how many of these properties do not have the required insulation, why is this and when will the Kāinga Ora properties all have the acceptable standard of insulation?

Housing statistics are published on the Kāinga Ora website quarterly at <https://kaingaora.govt.nz/publications/oia-and-proactive-releases/housing-statistics/>. As at 30 June 2023, Kāinga Ora managed 72,031 housing properties.

As you might be aware, in November 2022 the Government gave private landlords, Kāinga Ora and Community Housing Providers (CHPs) more time to comply with the Healthy Homes Standards (the Standards). Under the new timeframes, Kāinga Ora and CHPs have until 1 July 2024 to make our homes compliant with the Standards. This is a year before the new deadline for private rentals, which are now required to be fully compliant by 1 July 2025.

Insulation is one of the five Healthy Homes Standards we must meet by our deadline. These are:

- heating in the main living area
- insulation
- ventilation
- moisture and drainage
- draught stopping.

As at 30 June 2023, approximately 97 percent of the Kāinga Ora assessable housing stock either met requirements within the Standards or had work in progress to meet them. Of this, 93 percent (60,508 homes) met the Standards requirements (an increase of 1,270 properties since 31 May 2023), and four percent (2,583 homes) had Healthy Homes

maintenance work currently in progress to meet the Standards. Only approximately three percent (2,220 homes) remain to be assessed. Kāinga Ora is on track to achieve compliance with the Standards by the 1 July 2024 deadline.

You will notice a difference between the total managed stock, and the number of homes to be made compliant with the Standards, which we refer to as the 'assessable' stock. This is because a number of homes are not required to meet the Standards by 1 July 2024. These include those that are untenanted and unavailable to let pending redevelopment of the property, housing stock that is scheduled for divestment, and properties transferred to another housing provider. All new builds on a redeveloped site will meet the Standards. For existing homes that we retain, Kāinga Ora will carry out any work required to ensure these homes meet the Standards, but is not required to do so by the compliance deadline.

To clarify, as we are still working within our allocated timeframe, no Kāinga Ora property can be considered non-compliant until the deadline of 1 July 2024 has passed. This includes for insulation.

Kāinga Ora does not centrally record individual interventions required to bring a home up to the Standards. This detail is held in individual property files. Reviewing each property file would remove staff from core duties for a substantial period of time and the greater public interest in the effective and efficient administration of the public service would not be served.

Therefore, I am refusing your request for information about homes that meet the Healthy Homes insulation standards under section 18(f) of the Act, *'the information requested cannot be made available without substantial collation and research'*.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at www.ombudsman.parliament.nz or Freephone 0800 802 602.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests/> with your personal information removed.

Yours sincerely



p.p.

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