

27 JUN 2018

Thank you for your email of 9 June 2018 requesting the following information under the Official Information Act (the Act):

In the city of Palmerston North,

1. *Has Housing NZ purchased any real estate in the last 12 months, and if so*
 - A) *How many properties have been purchased*
 - B) *What are the addresses and purchases prices of the properties*
 - C) *What is the rent per week being paid on each property*
2. *In the last 12 months, has Housing New Zealand entered into any contracts to build new houses in Palmerston North, and if so*
 - A) *Who is/are the contractors*
 - B) *What is the cost to build each house*
 - C) *When will building be complete*
3. *How many houses does Housing New Zealand own in Palmerston North*
4. *How many Housing New Zealand houses are vacant in Palmerston North as at 09/06/2018*
5. *How many people are on the waiting list in Palmerston North as at 09/06/2018*
6. *How many property inspections have been carried out by Housing NZ In the last 12 months*
7. *How many staff are employed in Palmerston North by Housing NZ*

I have responded to your questions in the order presented.

1. Has Housing NZ purchased any real estate in the last 12 months, and if so

- A) *How many properties have been purchased*
- B) *What are the addresses and purchases prices of the properties*
- C) *What is the rent per week being paid on each property*

Housing New Zealand has not purchased any real estate in Palmerston North in the 12 months to 9 June 2018.

2. In the last 12 months, has Housing New Zealand entered into any contracts to build new houses in Palmerston North, and if so

- A) *Who is/are the contractors*
- B) *What is the cost to build each house*
- C) *When will building be complete*

In the last 12 months Jennian Homes has been contracted to build 11 new homes in Palmerston North. The location and type of homes under construction can be viewed on our website at: www.hnzc.co.nz/housing-developments-and-programmes/our-developments/housing-developments/.

I am withholding the information on the cost to build these homes under section 9(2)(j) to enable a Minister of the Crown or any department or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). To release this information would undermine future negotiations with development partners particularly in relation to negotiating the best price with public funds.

The buildings are scheduled to be completed over June and July 2018.

3. How many houses does Housing New Zealand own in Palmerston North

I am declining this part of your request under section 18(d) of the Act as the information requested is or will soon be publicly available. Housing New Zealand publishes information about its managed stock every quarter, by National Summary, Territorial Local Authority, and Auckland Community Board. You can view the Managed Stock Territorial Local Authority figures on our website at: <https://hnzc.co.nz/assets/Publications/Research/Housing-Statistics-Managed-stock/March-2018/Managed-Stock-TLA-March-2018.pdf>.

4. How many Housing New Zealand houses are vacant in Palmerston North as at 09/06/2018

I am declining this part of your request under section 18(d) of the Act as the information requested is or will soon be publicly available. Housing New Zealand publishes information about its vacant stock every quarter, by National Summary, Territorial Local Authority, and Auckland Community Board. You can view the housing statistics for Vacant Properties on our website at: <https://www.hnzc.co.nz/assets/Publications/Research/Housing-Statistics-Vacant-Properties/March-2018/Vacant-Stock-TLA-March-2018.pdf>

All properties are vacant for a period, in between tenancies, to ensure that appropriate checks and regular maintenance are completed before the new tenant/s take up residence. In some instances, the period of vacancy can be longer if major upgrades are identified as necessary (for example damage from a natural disaster or fire) to ensure the property is warm, safe, and dry for the incumbent tenant/s.

5. How many people are on the waiting list in Palmerston North as at 09/06/2018

The response to this question has been provided by the Ministry of Social Development (MSD) as the request is more closely connected with its functions and responsibilities.

MSD reports on the Housing register quarterly by Territorial Authority (including Palmerston North city). This information is publicly available on the MSD website at: www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/ and from the excel spread sheet at the bottom of the page *Housing Register information – 31 March 2018* (Housing Register information - 31 March 2018 (Excel 108.51KB)) you can view the housing register by Territorial Authority summary in the tab.

6. How many property inspections have been carried out by Housing NZ In the last 12 months

A number of inspections can fall into your request

- a. Tenancy inspections
- b. Health and Safety inspections
- c. Building Warrant of Fitness
- d. Lease inspections by property inspection company
- e. Property Condition Surveys

a) Tenancy inspections

All Housing New Zealand homes are inspected once per year and we may also do inspections at other times when necessary.

There were 1,720 tenancy inspections undertaken in Palmerston North in the last 12 months.

Details about our inspection process including a housing inspections factsheet can be viewed on our website at:

Housing Inspections general

www.hnzc.co.nz/for-our-tenants-and-their-communities/our-tenants/inspections/

Factsheet

www.hnzc.co.nz/assets/Uploads/housing-inspections.pdf

b) Health and Safety inspections

There were 1,324 health and safety inspections carried out by our contractors in Palmerston North. The frequency of the visits is determined by the systems and features installed to protect our tenants and adherence to the council regulations and standards of compliance.

c) Building Warrant of Fitness

There were 1,239 safety feature inspections conducted in the last 12 months by Housing New Zealand contractors in Palmerston North.

d) Lease inspections by property inspection company

Housing New Zealand does not lease any properties in Palmerston North so therefore we have not undertaken any inspections.

e) Property Condition Surveys

Housing New Zealand currently carries out a random sample of 1,600 Property Condition Survey inspections annually in Auckland, Christchurch, Dunedin, Hamilton, Wellington and Whangarei to support the desktop Property Condition Assessment of our housing portfolio. Palmerston North is currently not one of the locations that we physically survey and was not part of the Property Condition Assessment.

There were no Property Condition Survey inspections carried out in Palmerston North in the last 12 months.

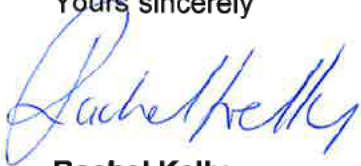
7. How many staff are employed in Palmerston North by Housing NZ

As at 5 June 2018, Housing New Zealand has 22 permanent and fixed term staff in our Palmerston North office.

With respect to information that has been withheld under section 9 of the Act, I do not consider there are any other factors which would render it desirable, in the public interest, to make the information available.

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

Yours sincerely



Rachel Kelly
Manager, Government Relations