

25 NOV 2019



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Francesca Ephraim
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Dear Ms Ephraim

Thank you for your email of 4 November 2019 requesting the following information from Kāinga Ora – Homes and Communities, formerly Housing New Zealand, under the Official Information Act 1982 (the Act):

I'd like to know the average length of stay in a state house as well as data on the longest tenancies (not the average but actual years a state house is occupied) and the number of people in these long term tenancies across the country, and which regions they are in.

Can you also please explain the process of how you reassess the need for a state house, and how regularly people are reassessed to see if they are still in need of state accommodation.

Please find included with this response, a table containing the average tenancy length, the longest tenancy, and the number of main occupants in the longest tenancies by Territorial Local Authority, as at 31 October 2019.

Regarding the second part of your request, the responsibility for assessing and reviewing housing need was transferred to the Ministry of Social Development in 2014. Major changes to tenancy reviews were also announced by Hon Phil Twyford in September 2018. These changes extended exemptions from tenancy reviews for those in public housing to include:

- tenancies where the signatory or their partner is aged 65 years and older
- tenancies where the signatory or their partner has one or more dependent children aged 18 years and under in their care
- tenancies where the signatory or their partner receives a Supported Living Payment from MSD, either because they have a permanent and severe health condition or disability, or because they are providing full time care for another person (other than their spouse or partner) at home.

For more information about tenancy reviews you can visit the following websites:

- <https://kaingaora.govt.nz/tenants-and-communities/our-tenants/tenancy-reviews-for-public-housing-tenants/>
- <https://www.msd.govt.nz/about-msd-and-our-work/newsroom/2018/tenancy-review-changes.html>
- <https://www.beehive.govt.nz/release/making-public-housing-tenancy-reviews-fairer>

I trust this information is useful.

Yours sincerely

A handwritten signature in blue ink that reads 'Rachel Kelly'.

Rachel Kelly
Manager Government Relations

Table: Average tenancy length and longest tenancies in Kāinga Ora rental properties as at 31 October 2019[^]

Territorial Local Authority	Average Tenancy Length (Years)	Longest Tenancy Length (Years)	Number of tenants in longest tenancy
Ashburton District	9	51	1
Auckland	10	71	2
Buller District	9	67	1
Central Hawke's Bay District	15	67	1
Central Otago District	16	39	2
Christchurch City	8	64	5
Clutha District	18	52	4
Dunedin City	10	59	1
Far North District	9	55	2
Gisborne District	9	58	3
Gore District	14	58	1
Grey District	8	44	2
Hamilton City	8	53	2
Hastings District	10	51	1
Hauraki District	10	43	1
Horowhenua District	10	55	1
Hurunui District	12	35	1
Invercargill City	9	54	1
Kaikoura District	10	27	1
Kaipara District	10	46	1
Kapiti Coast District	10	43	1
Kawerau District	11	36	1
Lower Hutt City	10	79	6
Mackenzie District	34	34	1
Manawatu District	9	47	4
Marlborough District	9	48	1
Matamata-Piako District	11	45	1
Napier City	8	54	1
Nelson City	9	57	1
New Plymouth District	9	57	1
Opotiki District	9	36	2
Otorohanga District	14	46	2
Palmerston North City	9	66	2
Porirua City	10	64	1
Queenstown-Lakes District	15	33	2
Rangitikei District	12	49	1
Rotorua District	10	50	3
Ruapehu District	12	46	6
Selwyn District	16	35	3
South Taranaki District	13	57	1
South Waikato District	17	52	1

Territorial Local Authority	Average Tenancy Length (Years)	Longest Tenancy Length (Years)	Number of tenants in longest tenancy
Southland District	21	43	1
Stratford District	9	64	1
Tasman District	11	42	3
Taupo District	9	37	2
Tauranga City	7	32	1
Thames-Coromandel District	9	56	2
Timaru District	8	67	1
Upper Hutt City	11	57	2
Waikato District	10	58	3
Waimakariri District	9	56	1
Waimate District	12	61	1
Waipa District	13	60	1
Wairoa District	12	49	1
Waitaki District	11	51	1
Waitomo District	10	36	1
Wanganui District	9	56	1
Wellington City	9	50	1
Western Bay Of Plenty District	2	18	5
Westland District	11	46	1
Whakatane District	10	63	1
Whangarei District	8	49	2

Footnote: ♣ Excludes Community Group and Emergency Housing.