

24 November 2022

Azaria Howell
fyi-request-21015-06433826@requests.fyi.org.nz

Dear Ms Howell

Thank you for your request dated 3 November 2022 under the Official Information Act 1992 (the Act) for the following information:

- 1) How many homes run by Kāinga Ora currently meet the healthy homes standards?*
- 2) How many homes run by Kāinga Ora, in the Wellington region specifically, currently meet the healthy homes standards?*
- 3) How many homes run by Kāinga Ora are being refurbished to ensure they meet the healthy homes standards?*
- 4) How many homes run by Kāinga Ora, in the Wellington region specifically, are being refurbished to ensure they meet the healthy homes standards?*
- 5) When will all Kāinga Ora homes fully meet the healthy homes standards?*
- 6) When will all Kāinga Ora homes in the Wellington region fully meet the healthy homes standards?*
- 7) How many Kāinga Ora homes are there in total, and how many Kāinga Ora homes are there in the Wellington region?*

As at 31 October, of our 65,000 homes that are tenanted and covered by a residential tenancy agreement, 84 percent either meet the Healthy Homes Standards or have work in progress to meet them. Of this, 68 percent (43,775 homes) have been confirmed as meeting the Healthy Homes Standards. A further 16 percent (10,600 homes) have Healthy Homes maintenance in progress. Currently, we are upgrading more than 600 homes a week to meet the Standards.

Attached is a table that outlines the breakdown by Territorial Local Authority (TLA) region of those properties that comply with Healthy Homes Standards, have work in progress, and those that are yet to be assessed and/or confirmed as meeting the standards. The Wellington Region incorporates the following TLAs: Kāpiti Coast District, Lower Hutt City, Porirua City, Upper Hutt City and Wellington City.

The Government has announced that it will be giving both private landlords and Kāinga Ora more time to comply with the Healthy Homes Standards. Under the announced new timeframes, Kāinga Ora will have until 1 July 2024 to make our homes compliant with Healthy Homes Standards. This is a year before the new deadline for private rentals, which will now be required to be fully compliant by 1 July 2025. Importantly, the Government expects Kāinga Ora to still aim for 1 July 2023 for compliance on as many homes as possible. As we are also committed to ensuring our customers are living well in homes that are warm, dry, healthy and safe, we will maintain our momentum on delivery of Healthy Homes Standards improvements. The compliance extension is helpful, should we need it.

The Kāinga Ora Healthy Homes Programme is our largest planned maintenance programme to date in terms of breadth, complexity and volume. It is a significant undertaking and we are carrying out both assessment and upgrade work in stages. Spreading the demand for

building materials and trades across the time period also assists private landlords to complete their obligations under the Healthy Homes Standards.

Kāinga Ora is not immune to the external challenges facing the construction sector, including labour shortages, materials shortages, international supply chain disruptions, and the interruptions and flow-on effects of COVID lockdowns and COVID-related limitations on contractors entering homes. Despite these interruptions, we remain committed to completing the work as quickly as possible, while ensuring robust health and safety measures are in place to keep people safe.

Please note that some Kāinga Ora homes, where Kāinga Ora does not have a tenancy agreement in place, are excluded from the requirement to meet the Healthy Homes Standards compliance deadline. This includes a small number of homes that are untenanted and unavailable to let pending redevelopment, housing stock transferred to another housing provider, and homes leased to providers of transitional housing and community group housing. Kāinga Ora will carry out any work required to ensure these homes meet the Healthy Homes Standards, but is not required to do so by the compliance deadline.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nick Maling', written in a cursive style.

Nick Maling
General Manager National Services