

1 JUN 2017

Vanessa Cole  
fyi-request-5674-c848bfa2@requests.fyi.org.nz

Dear Ms Cole

Thank you for your email of 5 April 2017 to Housing New Zealand, requesting the following information under the Official Information Act 1982 (the Act):

*"I am requesting the following information regarding eviction of tenants since the implementation of the Social Housing Reform Programme in 2013:*

1. *The number of tenants who have received a 90 Day Eviction notice from HNZN each year from 2013. Out of these eviction notices:*
  - (a) *How many people were evicted from the HNZN property*
  - (b) *In percentage, what the reasons were for these 90 Day eviction notices ie. Reviewable Tenancies, meth, redevelopment etc. each year from 2013*
  - (b) *The location of these eviction notices*
2. *The number of HNZN tenants evicted because of Reviewable Tenancies each year from 2013. Of those evicted from HNZN because of Reviewable Tenancies,*
  - (a) *How many people were moved into the private rental market?*
  - (b) *How many people are now living in emergency accommodation?*
  - (c) *How many people were evicted because the house was the wrong size?*
  - (d) *How many people were evicted because the house was in the wrong location?*
  - (e) *How many people were evicted because their income was over the threshold?*
3. *The number of HNZN tenants given a 90 Day eviction notice because of redevelopment or 'regeneration' projects every year since 2013. Of those given an eviction notice for the purposes of regeneration or redevelopment:*
  - (a) *The location of the eviction notices*
  - (b) *The number of tenants re-housed in HNZN properties*
  - (c) *The number of tenants re-housed in other social housing providers*
  - (d) *The number of people living in emergency accommodation"*

On 11 April 2017 the second part of your request for the number of tenants evicted because of reviewable tenancies was transferred to the Ministry for Social Development under section 14(b)(ii) of the Act as this is "more closely connected with the functions of another department".

You have clarified that you would like information about 90-day notices issued to Housing New Zealand tenants.

I have provided the total number of 90-day notices issued to Housing New Zealand tenants each financial year by location, and by reason, in Appendix A. I have also provided the number of 90-day notices issued for redevelopment purposes in Appendix B.

It is important to note that although a 90-day notice has been issued, it does not necessarily mean a tenancy will be ended as a result. Housing New Zealand does not centrally record the number of 90-day notices that ended in the termination of a tenancy. Therefore I am refusing this part of your request under section 18(f) of the Act as the information requested *"cannot be made available without substantial collation or research"*.

All Housing New Zealand tenants affected by redevelopments are re-housed in Housing New Zealand properties unless they choose to move to a private rental. Housing New Zealand does not centrally record the number of tenants who chose to move to a private rental. No tenants were rehoused with other social housing providers or were placed into emergency housing as a result of redevelopment.

You have the right to ask the Ombudsman to review my decision to refuse part of your request.

Yours sincerely



**Rachel Kelly**  
**Manager Government Relations**

## Appendix A

### 90-day notices issued to Housing New Zealand tenants, by reason and percentage of total 90-day notices issued

| Reason                                       | 2013/14 (%) | 2014/15 (%) | 2015/16 (%) | 2016/17 (%)* |
|--|-------------|-------------|-------------|--------------|
| Antisocial behaviour                         | 6.5         | 26.4        | 17.8        | 10.7         |
| Divestment or demolition                     | 6.6         | 9.9         | 1.8         | 0.7          |
| Earthquake prone building                    | 36.2        | 9.9         | 16.8        | 8.9          |
| Lease expiry                                 | 14.0        | 25.5        | 15.0        | 9.1          |
| MSD Review                                   | -           | -           | 3.3         | 11.5         |
| Other  | 0.8         | 0.2         | 2.2         | 1.3          |
| Redevelopment                                | 11.2        | 17.9        | 22.1        | 20.9         |
| Property uninhabitable                       | 7.0         | 0.2         | 2.1         | 6.1          |
| Illegal activity                             | 17.7        | 8.5         | 7.0         | 2.6          |
| Weather tightness                            | -           | 0.9         | 5.6         | 0.6          |
| Illegal activity - P                         | -           | 0.5         | 4.0         | 15.5         |
| Under utilisation                            | -           | -           | 1.0         | 4.7          |
| Overcrowded                                  | -           | -           | 0.7         | 5.7          |
| Undesirable new placement                    | -           | -           | 0.4         | 0.3          |
| Fraud  | -           | -           | 0.1         | 0.1          |
| Modification not possible at current tenancy | -           | -           | -           | 0.5          |
| Modification no longer required              | -           | -           | -           | 0.4          |
| Like for like to new build                   | -           | -           | -           | 0.4          |
| Rent arrears                                 | -           | -           | -           | 0.1          |

Note: The reason category for 'Illegal activity – P' was added in May 2015. Prior to this 'P' was included in the 'Fraud or illegal activity' category. Community Group Housing is excluded. In many cases tenants issued with a 90-day notice are re-housed in another Housing New Zealand property. Reasons for this can include (but not limited to) redevelopment, divestment, or the property being earthquake prone.

\*to 31 December 2016

### Locations of 90-day notices issued to Housing New Zealand tenants

| Territorial Local Authority  | 2013/14 | 2014/15 | 2015/16 | 2016/17* |
|------------------------------|---------|---------|---------|----------|
| Ashburton District           | -       | 3       | 1       | 2        |
| Auckland                     | 378     | 306     | 373     | 634      |
| Central Hawke's Bay District | -       | -       | 1       | -        |
| Central Otago District       | -       | -       | -       | 1        |
| Christchurch City            | 98      | 63      | 57      | 25       |
| Clutha District              | -       | 1       | -       | -        |
| Dunedin City                 | 3       | -       | 16      | 22       |
| Far North District           | 20      | 9       | 1       | 5        |
| Gisborne District            | 11      | 5       | 4       | 3        |
| Grey District                | -       | -       | -       | 1        |

| <b>Territorial Local Authority</b> | <b>2013/14</b> | <b>2014/15</b> | <b>2015/16</b> | <b>2016/17*</b> |
|------------------------------------|----------------|----------------|----------------|-----------------|
| Hamilton City                      | 23             | 9              | 23             | 44              |
| Hastings District                  | 16             | 3              | 3              | 16              |
| Hauraki District                   | -              | -              | 1              | 1               |
| Horowhenua District                | -              | -              | 4              | 2               |
| Invercargill City                  | 2              | 1              | 2              | 1               |
| Kaipara District                   | 1              | 1              | -              | 1               |
| Kapiti Coast District              | -              | 2              | -              | 1               |
| Lower Hutt City                    | 67             | 51             | 8              | 80              |
| Manawatu District                  | -              | -              | 1              | 2               |
| Marlborough District               | 1              | -              | -              | 2               |
| Matamata-Piako District            | -              | -              | -              | 4               |
| Napier City                        | 40             | 18             | 27             | 20              |
| Nelson City                        | 2              | -              | 3              | 5               |
| New Plymouth District              | 12             | 2              | 4              | 8               |
| Opotiki District                   | 2              | 1              | -              | 1               |
| Otorohanga District                | -              | 3              | -              | -               |
| Palmerston North City              | 1              | 4              | 18             | 25              |
| Porirua City                       | 96             | 4              | 59             | 28              |
| Queenstown-Lakes District          | -              | 1              | -              | -               |
| Rangitikei District                | -              | -              | -              | 1               |
| Rotorua District                   | 3              | 2              | 5              | 11              |
| Selwyn District                    | 4              | 4              | 1              | -               |
| South Taranaki District            | -              | 1              | 1              | 3               |
| South Waikato District             | -              | -              | -              | 3               |
| Tasman District                    | 1              | -              | -              | 2               |
| Taupo District                     | 1              | 2              | -              | 3               |
| Tauranga City                      | 16             | 19             | 23             | 35              |
| Thames-Coromandel District         | 1              | 2              | 4              | 3               |
| Timaru District                    | 2              | 2              | 1              | 1               |
| Upper Hutt City                    | -              | -              | 4              | 11              |
| Waikato District                   | 2              | 1              | 5              | 14              |
| Waimakariri District               | -              | -              | 2              | -               |
| Waipa District                     | -              | -              | 1              | -               |
| Wairoa District                    | 1              | -              | -              | -               |
| Waitomo District                   | -              | -              | 1              | 1               |
| Wanganui District                  | 1              | -              | 5              | 5               |
| Wellington City                    | 79             | 39             | 8              | 46              |
| Western Bay of Plenty District     | 1              | -              | -              | 1               |
| Whakatane District                 | 2              | 2              | 1              | 6               |
| Whangarei District                 | 7              | 3              | 6              | 11              |
| <b>Grand Total</b>                 | <b>894</b>     | <b>564</b>     | <b>674</b>     | <b>1,091</b>    |

\*to 31 December 2016

## Appendix B

### 90-day notices issued to Housing New Zealand tenants for redevelopment

| <b>Territorial Local Authority</b> | <b>2013/14</b> | <b>2014/15</b> | <b>2015/16</b> | <b>2016/17*</b> |
|------------------------------------|----------------|----------------|----------------|-----------------|
| Auckland                           | 54             | 52             | 145            | 227             |
| Christchurch City                  | 21             | 41             | 1              | -               |
| Hamilton City                      | -              | 4              | -              | -               |
| Hauraki District                   | -              | -              | -              | 1               |
| Lower Hutt City                    | 5              | -              | -              | -               |
| Selwyn District                    | 4              | 4              | -              | -               |
| Waikato District                   | -              | -              | 3              | -               |
| Wellington City                    | 16             | -              | -              | -               |
| <b>Grand Total</b>                 | <b>100</b>     | <b>101</b>     | <b>149</b>     | <b>228</b>      |

\*to 31 December 2016