



Homes removed from service by Auckland Council Local Board as at 31 December 2024



Auckland Local Board	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
	Major Repair	Retrofit Process	Redevelopment Process	Demolition Process	Sales & Lease Expiry	
Albert-Eden	15	-	3	4	-	22
Devonport-Takapuna	-	-	-	-	-	-
Franklin	-	8	-	5	-	13
Henderson-Massey	13	1	-	7	3	24
Hibiscus and Bays	-	-	3	-	1	4
Howick	1	-	-	-	1	2
Kaipatiki	1	-	2	-	-	3
Mangere-Ōtāhuhu	38	-	-	50	3	91
Manurewa	4	-	-	57	1	62
Maungakiekie-Tāmaki	5	-	10	18	2	35
Ōrākei	8	-	4	6	9	27
Ōtara-Papatoetoe	2	-	-	24	-	26
Papakura	-	-	-	4	-	4
Puketāpapa	9	51	3	28	5	96
Rodney	-	1	-	-	1	2
Upper Harbour	-	-	-	-	-	-
Waiheke	2	-	-	-	-	2
Waitākere Ranges	-	-	-	-	1	1
Waitemātā	21	-	4	2	8	35
Whau	3	3	41	-	43	90
Vacant	112	64	70	205	79	540

Footnotes:

- Table does not include Supported Housing.
- As at 31 December 2024 there were 65 Kāinga Ora state house properties in the 'Staggered Tenancies' category (36 in Wellington and 29 in Auckland). These properties are not included in the above table.
- There are 79 properties in the Sales and Lease Expiry Column. Of these, 60 are pending sale and 19 are lease expiries.
- Properties kept available for customers whose homes are undergoing significant maintenance or retrofit work.
- Kāinga Ora properties may be owned by Kāinga Ora or leased by Kāinga Ora from the owner.

Homes removed from service

Those homes that are in the process of being redeveloped/demolished, retrofitted, having major repairs or being disposed of

Unavailable Homes - in construction

Major Repairs	Homes removed from service because they have been significantly damaged, e.g. fire, chemical or natural hazard. Some are under repair, while others will be pending a decision on their future.
Retrofit Process	Part of the renewal programme to bring old homes up to modern standards and realign the portfolio to match the needs of its customers, optimise land use, & increase New Zealand's total housing stock. Includes homes being used as temporary accommodation* while tenants existing homes are being retrofitted.

Redevelopment / Disposal

Redevelopment process	These are homes that have been tagged for redevelopment, are waiting on final investment planning to be completed and a business case approved before being demolished. A fixed term tenancy is impracticable due to timeframes and or costs.
Demolition Process	These are homes that are to be redeveloped where a business case has been approved and are actively in the process of being demolished.
Sales & Lease expiry	Homes leaving the portfolio by either going through the process of being sold or the lease coming up to expiry and not intended to be renewed.