

5 August 2025

s 9(2)(a)

s 9(2)(a)

I write in response to your request dated 14/07/2025, for information under the Official Information Act 1982 (the Act):

“The spend per annum on refurbishment or retrofitting existing public housing stock in Northland for each of the past five years and proposed spending for the next four years”*

Kāinga Ora – Homes and Communities is upgrading and improving some of our older homes through our Retrofit Programme. The objective is to bring selected homes up to Kāinga Ora current standards, adding another 50 years of life to the property.

The improvements to make homes warmer, drier and healthier, include full insulation of the homes (walls, ceiling and floor), double glazing, improved airtightness, ventilation, and new heating to ensure a healthy indoor living environment, and a home that meets or exceeds new build standards.

In Northland, this programme began in the financial year ending 2023.

Below is a table of the spend for the last three financial years in Northland.

2022/23	\$5.2m
2023/24	\$15.8m
2024/25	\$16.0m

The spend for future years depends heavily on the specific properties selected for retrofitting and their condition so it is not possible to predict the spend for future years.

Kāinga Ora does not “refurbish” homes. Outside of the Retrofit Programme, we maintain our homes as needed. Therefore, this part of your request is refused under section 18(g) of the Act as the information is not held.

Our Maintenance programme focuses on managing our existing homes throughout their lifecycle to ensure they are fit for purpose for our customers. This delivery can be grouped into three main categories:

- Planned maintenance such as exterior paint, and re-roofing
- Responsive repairs
- Routine maintenance such as grounds maintenance for complexes

You have the right to seek an investigation and review by the Ombudsman of this decision. There is information about how to make a complaint at <https://www.ombudsman.parliament.nz> or by freephone on [0800 802 602](tel:0800802602).

Nāku iti noa, nā

A handwritten signature in blue ink, appearing to read 'Rachel Kelly'.

Rachel Kelly
Manager Ministerial Services