



On 30 January 2020, you requested the following information under the Official Information Act (the Act):

How many homes around the Wellington region remain vacant?

How many homes around the Wellington region have been vacant in the last 5 years?

What are the reasons behind these homes being vacant?

How many evictions notices have been handed out in the Wellington region in the last year?

What were the reasons behind these evictions?

The quarterly report from September 2019 shows 1572 people around the Wellington Region are on the housing register, what are the current numbers now?

How much does it cost to maintain each vacant home around the Wellington region.

How many people are reported as homeless in the Wellington region?

Who owns these vacant homes around the Wellington region?

We have interpreted your request to be about homes that are managed by Kāinga Ora – Homes and Communities.

Kāinga Ora does not manage the Public Housing Register. This is managed by the Ministry of Social Development (MSD). Details of this register are updated quarterly on the MSD website and the update of the December 2019 Quarter, including information by Territorial Local Authority, should be available soon on their website.

While Kāinga Ora is working with MSD and the Ministry of Housing and Urban Development (HUD) to address the accommodation needs of people who are homeless, we do not maintain a homelessness register and cannot provide an accurate answer to your question about homeless numbers in the Wellington Region.

Therefore, we are refusing your request for the information requested in these two questions under Section 18 (g) of the Act, because we do not hold the information.

The following table provides details about vacant state homes in the Wellington Region for the past five financial years at 30 June of each year and at 31 December 2019.

State House Vacancies in Wellington Region

	30-Jun-2015	30-Jun-2016	30-Jun-2017	30-Jun-2018	30-Jun-2019	31-Dec-2019
Reason for Vacancy						
Pending Decision	19	11	15	26	75	94
Renewal and Maintenance	120	199	56	63	94	117
Ready to let	27	18	11	9	2	18
Redevelopment Pipeline	36	18	18	18	6	7
Under Repair	129	107	61	33	30	30
Demolition	33	36	27	17	64	61
Lease Expiry	1	4	5	0	0	3
Sales	70	86	4	4	21	1
Total	435	479	197	170	292	331

Note that these figures refer to stock numbers on that day

Vacancies can occur for many reasons. For example, there is always a period of vacancy between tenancies while the property is prepared for a new tenant. Longer term vacancies can occur when a property is being renovated or is being considered or part of a redevelopment project.

In the last financial year, 2018/19, approximately \$2,468,000 was spent on maintenance for 291 vacant properties in the Wellington Region. That is an average of \$8,480 per property.

You also asked for the number of evictions made in the Wellington region during the last year. An eviction occurs where a court bailiff is authorised to obtain possession of a property after a tenancy has been ended by the Tenancy Tribunal, the landlord has an order for possession of the property, and the tenant has not vacated it. As a result, evictions are rare. During the past year, there have been no evictions from state homes in the Wellington Region.

You have the right to seek an investigation and review of this decision by the Ombudsman. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Yours sincerely



Rachel Kelly
Manager, Government Relations