

20 January 2023

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Thank you for your email dated 5 December 2022 in which you requested the following information under the Official Information Act 1982 (the Act):

*If you could please share the following information for the years 2017, 2018, 2019, 2020, 2021, and 2022:*

1. *Number of properties tested for methamphetamine contamination (and what is the total number of properties provided by Kāinga Ora).*
2. *Number of properties found to be contaminated with methamphetamine per annum*
3. *Among the properties found to be contaminated, the levels of contamination found in. Please provide the information in  $\mu\text{g}/100\text{ cm}^2$ . If a de-identified list cannot be shared, please provide:*
  - a) *Average, range and interquartile range*
  - b) *Number of properties exceeding the level of  $1.5\mu\text{g}/100\text{ cm}^2$*
  - c) *Number of properties exceeding the level of  $15\mu\text{g}/100\text{ cm}^2$*
  - d) *Number of properties exceeding the level of  $30\mu\text{g}/100\text{ cm}^2$*
4. *Number of properties where remedial action was undertaken per annum & what type of remedial action it was*
5. *Number of properties which were required to be vacated due to remedial action per annum*
6. *Number of properties where tenants needed to move out of permanently*
7. *Number of evictions related to methamphetamine contamination*
8. *Yearly expenditure on: a) testing for methamphetamine contamination and b) remedial action.*

Like other landlords, Kāinga Ora – Homes and Communities is faced with the issue of methamphetamine contamination in some of our homes. We take this very seriously. We also realise that methamphetamine use is first and foremost a health and addiction issue and that it can impact all members of a household, including children.

Kāinga Ora takes a health-based approach to managing instances of methamphetamine contamination in our homes. This means we place top priority on ensuring people and whānau are living well in our homes, and that they know how and where they can obtain access to, and assistance from, support services including drug addiction services.

Kāinga Ora will test a home for methamphetamine contamination when there is credible evidence that there may be unacceptable levels of methamphetamine contamination, or if a customer suspects methamphetamine contamination and requests a test.

Our approach follows scientific guidance regarding levels of methamphetamine contamination and when decontamination would be required. In 2018, Housing New Zealand raised the threshold for remediation to 15µg/100cm<sup>2</sup> (15 micrograms of methamphetamine per 100 square centimetres of surfaces sampled). Where test results confirm methamphetamine contamination above 15µg/100cm<sup>2</sup>, this triggers decontamination of affected areas at the property.

We follow a strict process to undertake testing, and decontamination if required, and we work with experienced and skilled independent contractors who specialise in this work.

Our responses to your specific questions are set out below. Information has been provided by financial year, ending 30 June each year:

1. *Number of properties tested for methamphetamine contamination (and what is the total number of properties provided by Kāinga Ora).*

#### **Number of properties methamphetamine tested by financial year**

<b>Financial Year</b>	<b>Properties Tested</b>	<b>Managed Stock</b>
2018 (from 01/09/2017)	1,423	63,996
2019	285	65,256
2020	189	66,253
2021	255	67,267
2022	206	68,547
2023 (to 31/10/2022)	111	68,931

Note that some properties may be tested more than once in a financial year.

2. *Number of properties found to be contaminated with methamphetamine per annum*

#### **Number of methamphetamine contaminated properties by financial year**

<b>Financial Year</b>	<b>Properties &gt;0.02 µg/100 cm<sup>2</sup></b>
2018 (from 01/09/2017)	739
2019	140
2020	84

2021	159
2022	120
2023 (to 31/10/2022)	86

3. Among the properties found to be contaminated, the levels of contamination found in. Please provide the information in  $\mu\text{g}/100 \text{ cm}^2$ . If a identified list cannot be shared, please provide:

a) Average, range and interquartile range

**Average, range and interquartile range for methamphetamine contamination ( $\mu\text{g}/100 \text{ cm}^2$ )**

Financial Year	Average	Range			Interquartile range		
	Average Result	Range (Min)	Range (Max)	Range	Q1	Q3	IQ Range
2018 (from 01/09/2017)	11.65	0.03	482.20	482.17	2.46	11.39	8.94
2019	41.91	0.04	1,621.80	1,621.76	3.36	32.38	29.02
2020	38.23	0.05	360.26	360.21	9.80	53.00	43.20
2021	38.22	0.03	1,570.00	1,569.97	1.17	26.28	25.11
2022	11.91	0.03	127.00	126.97	0.98	11.60	10.62
2023 (to 31/10/2022)	17.02	0.03	252.00	251.97	0.87	15.28	14.41

- b) Number of properties exceeding the level of  $1.5\mu\text{g}/100 \text{ cm}^2$   
c) Number of properties exceeding the level of  $15\mu\text{g}/100 \text{ cm}^2$   
d) Number of properties exceeding the level of  $30\mu\text{g}/100 \text{ cm}^2$

**Properties and contamination levels by financial year**

Financial Year	0-1.49 $\mu\text{g}/100 \text{ cm}^2$	1.5-14.99 $\mu\text{g}/100 \text{ cm}^2$	15-29.99 $\mu\text{g}/100 \text{ cm}^2$	30+ $\mu\text{g}/100 \text{ cm}^2$	Grand Total
2018 (from 01/09/2017)	70	617	113	91	744
2019	32	62	42	40	144

2020	11	17	24	34	84
2021	64	52	31	36	176
2022	91	66	12	26	152
2023 (to 31/10/2022)	59	41	11	15	108

Note that as a property can be tested multiple times within the same year, or over multiple years, it can be counted in multiple years and/or columns.

*4. Number of properties where remedial action was undertaken per annum & what type of remedial action it was*

**Number of properties undergoing decontamination by financial year**

<b>Financial Year</b>	<b>Decontamination</b>
2018 (from 01/09/2017)	553
2019	87
2020	61
2021	63
2022	59
2023 (to 31/10/2022)	19

Each property is tested room by room with samples taken in line with NZ Standard 8510:2017 sampling requirements. The decontamination, if required, is also based on a room by room approach depending on the highest reading.

Since August 2022, Kāinga Ora has adopted decontamination methods in line with the wider industry, using chemical cleaning that in most cases no longer requires a strip out of wall linings etc. The only items now removed from the property are the soft furnishings and the remainder of the property is decontaminated.

*5. Number of properties which were required to be vacated due to remedial action per annum*

*6. Number of properties where tenants needed to move out of permanently*

Under the current operating practices all properties are required to be vacated prior to remedial action. This is due to the nature of the extensive decontamination and redecoration work that is required. Therefore, the number of properties vacated and the properties where tenants need to move out permanently is the same as the answer supplied for question 4.

For each property, the current tenancy is ended and the tenants are moved to an alternative Kāinga Ora home.

After the decontamination process, a property will be clearance tested to assess whether it has been decontaminated successfully to below 1.5ug/100cm<sup>2</sup>. When this has been achieved, a clearance report and certificate will be issued by the contractor, and the home is then redecorated ready for new tenants to move in.

*7. Number of evictions related to methamphetamine contamination.*

Eviction is a specific process where the Tenancy Tribunal has ended the tenancy and a court bailiff takes possession of the property. There were two evictions in the 2017 financial year due to methamphetamine illegal activity. There have been no evictions due to methamphetamine illegal activity since.

With respect to illegal behaviour, Kāinga Ora works closely with Police. In other cases, we work with people and whānau, often alongside specialist agencies, to address what can be complex social needs.

Where issues cannot be resolved, and a suitable alternative home is available, we can look to move a customer. This means careful consideration of the destabilising impacts a move could have for the customer and their family.

Tenancy Tribunal would be a last resort, and this approach would be on a case-by-case basis.

*8. Yearly expenditure on: a) testing for methamphetamine contamination and b) remedial action.*

**Expenditure on methamphetamine testing and decontamination costs by financial year**

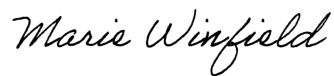
Financial Year	Testing costs	Decontamination costs
2018	\$6,268,768.26	\$38,191,206.58
2019	\$1,002,143.85	\$11,843,799.33
2020	\$594,474.15	\$7,240,162.64
2021	\$671,862.74	\$4,455,769.91
2022	\$601,566.87	\$3,690,800.84
2023	\$292,095.39	\$1,500,823.60

The above financial figures, and the significant decrease in decontamination costs from 2021 onwards, aligns with the introduction of chemical decontamination processes instead of the physical strip out and re-lining of homes.

You have the right to seek an investigation and review by the Ombudsman of my decision on your request. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or Freephone 0800 802 602.

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 cursive script that reads "Marie Winfield".

Marie Winfield  
**Acting General Manager National Services**