

02 MAY 2018

Thank you for your email of 30 March 2018, requesting the following information under the Official Information Act 1982 (the Act):

- 1. The current demographics (breakdown by gender, age brackets and ethnicity) of the Housing NZ tenants living in the 115-139 Greys Avenue flats*
- 2. How many of these tenants have been given a 90 day notice from Housing NZ because of the planned redevelopments to take place*
- 3. How does Housing NZ plan on managing the transfer and accommodation of the current 115-139 Greys Avenue tenants when the redevelopments begin*
- 4. What research is Housing NZ using to ensure the best practice for the redevelopment of the 115-139 Greys Avenue flats*
- 5. What is the new design plan for the 115-139 Greys Avenue flats? With a range of the planned sizes of the dwellings.*

Housing New Zealand has interpreted your request as referring to the proposed redevelopment of 139 Greys Avenue (also known as Upper Greys Avenue). At this stage there are no plans to redevelop the other Housing New Zealand buildings on Greys Avenue. I have responded to the individual parts of your request below.

1) Current tenant demographics at Upper Greys Avenue flats

The following data is based on the 60 units that are currently tenanted at Upper Greys Avenue. Housing New Zealand uses primary tenant data, as it is regularly updated and less subject to change like household composition. As at 28 February 2018, 42 of the 60 primary tenants at Upper Greys Avenue were male and 18 of the primary tenants were female.

Below are two tables that further break down the primary tenants at 139 Greys Avenue by age and ethnicity. It is important to note that it is optional for Housing New Zealand tenants to declare ethnicity and those who identify with more than one ethnicity are counted once in each group they identify with. As a result the sum of the responses for all ethnic groups may be greater than the number of people responding.

Primary Tenant Age	Number of Tenancies
25 to 34	7
35 to 44	5
45 to 54	16
55 to 64	15
65 +	17

Primary Tenant Ethnicity*	Number of Tenants
Pacific People	7
Māori	17
Asian	11
European	22
MELAA*	4
Other	2
Undeclared	2

* Middle Eastern, Latin American, African

*Since tenants can identify with one or more ethnicity, the total number of ethnicities exceeds the total tenancies. Also, because of this you cannot add ethnicity counts together for calculating the proportion of several ethnic groups.

2) Number of 90-day notices issued for Upper Greys Avenue redevelopment

Housing New Zealand has not yet issued any 90-day notices related to the proposed redevelopment to the tenants of Upper Greys Avenue. While a couple of tenants have moved due to suitable alternatives being found, at this stage, the remaining tenants will continue to reside at Upper Greys Avenue. Housing New Zealand will be in contact with these tenants once further redevelopment details have been confirmed.

3) Managing tenant transfers for Upper Greys Avenue redevelopment

Through Housing New Zealand's Tenant Liaison Team, tenants impacted by redevelopments are supported and updated through the transfer process with regular contact, which includes phone calls and visits.

Once a redevelopment like that proposed at Upper Greys Avenue has been confirmed, Housing New Zealand takes the preferences and needs of the affected tenants such as location, number of bedrooms and disability and matches them to available Housing New Zealand homes. Once a tenant accepts a new home, Housing New Zealand will arrange for the tenants relocation and cover all reasonable moving costs.

4) Research used to ensure best practice for the Upper Greys Avenue redevelopment

As mentioned in my previous letter of 6 April 2018, Housing New Zealand will develop its plans for Upper Greys Avenue with input from key government agencies including the Ministry of Health, Ministry of Social Development (MSD), not-for-profit organisations, and international experts.

By using expertise from both inside and outside the organisation, Housing New Zealand will ensure that the final design for Upper Greys Avenue will consist of modern, high-quality, and supportive inner city housing. Housing New Zealand will also use the experiences of its current tenants and their neighbours, to help shape redevelopment plans.

Housing New Zealand's decision making for Upper Greys Avenue will further be guided by its Asset Management Strategy, which includes the Auckland Housing Programme. For more information on Housing New Zealand's strategy and programmes I recommend visiting the publications section of Housing New Zealand's website.

5) Design plan for the Upper Greys Avenue redevelopment

As was also mentioned in my previous letter, Housing New Zealand is still investigating options for redeveloping Upper Greys Avenue, and plans to present a business case to its Board in May 2018.

Housing New Zealand envisages replacing the 87 units currently on the site with between 250 and 300 mostly one-bedroom, purpose built units. Of these, at least 200 to 220 will be retained by Housing New Zealand for use as state housing. Further details regarding Greys Avenue will be made publicly available once they have been confirmed.

I trust this information is useful.

Yours sincerely

A handwritten signature in blue ink that reads "Rachel Kelly". The signature is written in a cursive style with a large initial 'R'.

Rachel Kelly
Manager Government Relations