

30 May 2025

s 9(2)(a)

Dear s 9(2)(a)

Thank you for your request of 2 May 2025 to Kāinga Ora – Homes and Communities for information regarding methamphetamine decontamination costs under the Official Information Act 1982 (the Act).

I have provided responses to your questions below.

- ***Please provide the following for the period 1 January 2020 - 1 May 2025:***
  - ***The amount Kāinga Ora has spent on meth decontamination in social/state housing. Please break this information down by region.***
  - ***The amount Kāinga Ora has spent on renovations to bring social/state housing back up to a living standard following meth decontamination. Please break this information down by region.***

The widely reported escalation of the methamphetamine epidemic in recent years has impacted all landlords, and Kāinga Ora is no exception. As a result, we have seen an increase in testing and decontamination over the last five years.

It's important to consider the scale of our housing portfolio, though. We have around 75,000 properties, and a relatively small number of those are impacted by methamphetamine.

I refer you to the table below which shows the costs to decontaminate, and the costs to reinstate/undertake general repairs to Kāinga Ora homes found to exceed the applicable safe level of methamphetamine (from January 2020 to April 2025).

The costs shown are associated to homes that had been decontaminated, the cost to restore the home for the next tenant and also includes costs to address normal wear-and-tear inside the property.



Methamphetamine decontamination and reinstatement/general repair for a new tenancy							
		Jan-Jun 2020	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25 (to Apr 25)
Auckland	Decontamination	\$69,973.00	\$239,022.00	\$177,750.00	\$374,289.00	\$700,257.00	\$514,080.00
	Reinstate/Repair	\$275,177.00	\$1,081,203.00	\$731,785.00	\$766,603.00	\$480,720.00	\$531,691.00
Bay Of Plenty	Decontamination	\$37,732.00	\$64,602.00	\$62,506.00	\$100,929.00	\$103,096.00	\$100,738.00
	Reinstate/Repair	\$176,381.00	\$225,709.00	\$425,616.00	\$328,077.00	\$102,326.00	\$46,240.00
Canterbury	Decontamination	\$44,507.00	\$49,483.00	\$43,592.00	\$115,759.00	\$246,348.00	\$468,651.00
	Reinstate/Repair	\$182,769.00	\$419,649.00				\$449,780.00
East North Island/Gisborne	Decontamination	\$9,568.00	\$60,588.00	\$36,003.00	\$96,857.00	\$44,272.00	
	Reinstate/Repair	\$182,080.00	\$294,713.00	\$186,076.00	\$11,612.00	\$207,065.00	\$170,218.00
Nelson/Marlborough/West Coast	Decontamination	\$19,579.00	\$70,396.00	\$78,950.00	\$118,629.00	\$78,093.00	\$103,152.00
	Reinstate/Repair	\$378,463.00	\$352,224.00	\$7,820.00			\$39,471.00
Northland	Decontamination		\$36,202.00	\$8,522.00	\$99,949.00	\$24,277.00	\$46,757.00
	Reinstate/Repair		\$181,323.00	\$86,371.00	\$97,682.00		-\$151.00
Otago/Southland	Decontamination	\$92,405.00	\$44,481.00	\$18,095.00	\$54,491.00	\$44,702.00	\$53,467.00
	Reinstate/Repair	\$221,966.00	\$608,799.00	\$9,924.00	\$11,410.00		
Taranaki/Whanganui/Manawatu	Decontamination	\$14,812.00	\$66,935.00	\$39,857.00	\$128,353.00	\$143,884.00	\$62,949.00
	Reinstate/Repair	\$141,149.00	\$142,513.00	\$226,782.00	\$79,022.00	\$295,968.00	\$70,332.00
Waikato	Decontamination	\$63,862.00	\$42,320.00	\$113,949.00	\$59,190.00	\$10,287.00	\$7,937.00
	Reinstate/Repair	\$502,978.00	\$293,696.00	\$551,347.00	\$294,891.00	\$10,989.00	
Wellington/Kapiti	Decontamination	\$30,061.00	\$190,608.00	\$146,604.00	\$426,854.00	\$259,368.00	\$297,482.00
	Reinstate/Repair	\$318,404.00	\$353,078.00	\$714,187.00	\$489,674.00	\$12,447.00	
General programme spend		-\$1,850.00	-\$13.00	\$25,079.00	\$111,635.00	\$222,812.00	
Grand Total		\$2,760,016.00	\$4,817,531.00	\$3,690,815.00	\$3,765,906.00	\$2,986,911.00	\$2,962,794.00

**Notes:**

- the above table is represented in Financial Years, with a half year from January to June 2020 per the requested timeline.
- Figures pre-2022 show significantly higher costs for reinstatement / repair due to older methods of deconstruction and re-lining homes to resolve contamination.
- Since 2022 Kāinga Ora have adopted chemical decontamination and cleaning methods, which allow safe and effective and cost-effective cleaning of a property with minimal destructive physical disturbance.
- General purpose spend and negative costs in the table above are due to financial purchase orders, refunds or adjustments, and where invoicing may not have included a single address to support region-based reporting.

- ***The amount of state homes that have been completely demolished because of meth contamination.***

In response to the above aspect of your request, no state houses have been demolished due to methamphetamine contamination.

- ***The amount Kāinga Ora has been awarded via the Tenancy Tribunal for meth damages.***

In response to the above aspect of your request, it is nil. We realise that methamphetamine use is, primarily, a health and addiction issue and do not seek damages related to methamphetamine.

- ***The amount of meth damages Kāinga Ora has actually received following the above Tenancy Tribunal orders.***

In response to the above aspect of your request, it is nil.

- ***Please also provide information on Kāinga Ora's policy when it comes to its tenants causing meth damage at their state houses. Are the tenants given another state house to live in after causing meth damage? If so, why? What is Kāinga Ora doing to try and reduce meth use/damage by its tenants?***

We take the issue of methamphetamine contamination in our homes very seriously. We also realise that methamphetamine use is, primarily, a health and addiction issue and that it can impact all members of a household, including children.

Where we have credible evidence of contamination, our actions depend on the circumstances.

Where we have credible evidence that a tenant, household member or associate is manufacturing or selling methamphetamine at a Kāinga Ora-managed property, we will use the appropriate legal channels, including police referral, to manage this behaviour.

We may also refer household members to appropriate services to help them address the health and addiction issues associated with harmful methamphetamine use, and in some situations, we may look to move the household into another Kāinga Ora property if that is deemed an appropriate outcome, in combination with other interventions.

More information on how we manage methamphetamine contamination in our homes is available here: [Managing methamphetamine contamination in our homes :: Kāinga Ora – Homes and Communities](#)

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

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. 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 black ink, appearing to read 'Nick Maling', with a stylized, flowing script.

Nick Maling  
**General Manager, National Services**