



Kāinga Ora – Homes and Communities Status Report

For period 17 October – 31 October 2025

KO-MS-25-20468

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1. Decisions or consultations sought for this Status Report

There are 0 decision(s) or consultation(s) sought for this report.

For upcoming advice to be delivered in the next month please refer to section 4.

2. Update for Ministers

Half-Year Fiscal Update (HYEFU)

We submitted our updated budget to Treasury on 23 October as part of HYEFU. This continued to demonstrate the strong cost control the organisation has implemented, as well as driving additional savings from our transformation programme. Key headlines include:

s 9(2)(f)(iv)

Contact Person:

s 9(2)(a)

Position:

Chief Financial Officer

Phone:

s 9(2)(a)

Transformation Programme Update

Kāinga Ora's transformation programme is delivering strong results. We're already seeing measurable financial impact as we track toward our net recurring targets through the Q1 financial results (refer Quarterly Report for period 1 July - 30 September 2025).

The savings achieved reflect improved efficiencies and a more disciplined approach to service delivery, aligned with Government expectations. Operational performance remains strong, with continued service delivery and improving customer satisfaction.

As part of the next phase of transformation now underway, Kāinga Ora is progressing a range of initiatives, including exploring the modernisation of our technology platforms. This work is expected to generate further savings, helping to offset upgrade costs and support long-term efficiency gains across the organisation.

Transformation is embedding a more connected, accountable, and purposeful way of working, anchored in our new Strategy and positioning Kāinga Ora to be a trusted, high-performing organisation.

Contact Person: s 9(2)(a)	Position: General Manager - Transformation	Phone: s 9(2)(a)
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Kāinga Ora Performance Update to Key Stakeholders & Media

Kāinga Ora is exploring holding an event near the end of the year to brief key stakeholders and media on the recently published scorecard, Chief Executive transition and priorities for the year ahead.

Key Content

- Present progress against FY24 baseline metrics drawn from Kāinga Ora's scorecard, demonstrating tangible outcomes of the reset.
- Profile s 9(2)(a) leadership approach and alignment with Kāinga Ora's long-term strategy and Reset Plan outcomes. Outline her priorities for the year ahead.
- Recognise s 9(2)(a) pivotal role in stabilising and repositioning the organisation.

As planning develops, we will engage with the Office's on timing, invitation list and format.

Contact Person: s 9(2)(a)	Position: Chief People and Assurance Officer	Phone: s 9(2)(a)
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Te Māra Complex Transition

On Tuesday, 4 November 2025, Te Toi Mahana will assume landlord responsibilities for the Te Māra complex, following the end of Kāinga Ora's lease with Wellington City Council. Te Māra (rebuilt between 2015 and 2018) will continue to provide secure housing under Te Toi Mahana, Wellington's largest registered Community Housing Provider.

Tenants were advised of the change on 27 August and invited to kai and kōrero sessions on 1 and 8 September, where they met the Te Toi Mahana team and received assurance about the continuity of service and housing. Tenants will remain in their current homes with their existing rental arrangements.

The end of the lease has been factored into our lease expiries and net stock forecasts for FY26, in line with our Capital Investment Plan

Contact Person: s 9(2)(a)	Position: Deputy Chief Executive - Central	Phone: s 9(2)(a)
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Right to Return: Warm, Healthy Homes in Whangārei

Two Whangārei households have recently moved back into their retrofitted homes after exercising their Right to Return, with support from the local Placement and Rehousing team. Both customers expressed heartfelt gratitude for their improved living conditions and the care shown throughout the process.

One whānau, long-time residents with strong ties to their home, described their upgraded house as "healthy and warm." The customer, who has poor health and was previously a chef, marked the occasion by preparing a large meal for his extended family.

Another customer shared their excitement, calling their retrofitted where "amazing" and thanking the team for their mahi. These stories reflect the positive impact of retrofit projects—not only delivering warm, healthy homes but also reinforcing customers' sense of belonging and wellbeing in communities where they already have deep connections.

Contact Person: s 9(2)(a)	Position: Deputy Chief Executive - Auckland and Northland	Phone: s 9(2)(a)
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s 9(2)(f)(iv)

Contact Person: s 9(2)(a)	Position: General Manager - Urban Development and Delivery	Phone: s 9(2)(a)
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3. Summary of papers sent

Paper	Purpose
Ad Hoc Overview of LSPs and HAF KO-MS-25-20359	This paper provides you with additional information on Kāinga Ora's Large Scale Projects (LSPs), following your visit to the Mangere Development on 30 September 2025.
Briefing Annual Report 2024/2025 GSR-25-19158	This note provides you with the Kāinga Ora – Homes and Communities Annual Report 2024/25 as approved by the Kāinga Ora Board on 30 September 2025. It provides you with an early view of the report prior to receiving printed copies of the document on 15th October 2025.
Ad Hoc Quarterly report - September 2025 GSR-25-20278	This provides the quarterly report for September 2025.

4. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
November	Ad Hoc Turnaround plan report back – October KO-MS-25-20320	Hon. Chris Bishop Hon. Nicola Willis	s 9(2)(a)
November	Briefing Ministerial consultation - Mt Smart Rd & Roosevelt Ave development GSR-25-19356	Hon. Chris Bishop	s 9(2)(a)

5. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-20242	Member of the Public	Public	<i>Urban Development</i> Te Onekiritea Park/Bomb Point, Hobsonville	Hon. Chris Bishop	Not being provided	7/11/2025 (Extended)
GSR-25-20238	Member of the Public	Public	<i>Staff</i> Investigations into potential staff information leaks	Hon. Chris Bishop	Not being provided	04/11/2025 (Extended)
GSR-25-20254	Member of the Public	Public	<i>Tenancies</i> Eviction stats since ending of Sustaining Tenancies	Hon. Chris Bishop	Not being provided	3/11/2025 (Extended)
GSR-25-20266	Member of the Public	Public	<i>Developments</i> Paused developments - Dunedin	Hon. Chris Bishop	Not being provided	4/11/2025 (Extended)
KO-MS-25-20332	s 9(2)(a)	Media	<i>Disposals</i> Dixon St costs	Hon. Chris Bishop	Consultation	26/11/2025 (Extended)
KO-MS-25-20340	Member of the Public	Public	<i>Disposals</i> Dixon Street Flats - Rational and decision process for sale of property	Hon. Chris Bishop	Noting FYI	11/12/2025 (Extended)
KO-MS-25-20399	s 9(2)(a)	Opposition	<i>Disposals</i> Manderson Grove, Lower Hutt - Relocation of tenants	Hon. Chris Bishop	Noting FYI	4/11/2025

GSR-25-20156	Member of the Public	Public	<i>Disposals</i> Transfer Applications Involving "Voluntary Relinquishment"	Hon. Tama Potaka	Not being provided	5/11/2025
KO-MS-25-20408	Member of the Public	Public	<i>Staff</i> Leased work vehicles (fleet numbers, speeding tickets, fines)	Hon. Chris Bishop	Not being provided	7/11/2025
KO-MS-25-20515	Member of the Public	Public	<i>Staff</i> Information about bought and/or leased work vehicles	Hon. Chris Bishop	Noting FYI	24/11/2025
KO-MS-25-20494	s 9(2)(a)	Media	<i>Evictions and Terminations</i> Evictions and relocations Waikato & nationally for last five years	Hon. Chris Bishop	Noting FYI	24/11/2025

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
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No Ministerial OIA's sent this report.

Proactively Released