



Kāinga Ora Status Report

Kāinga Ora – Homes and Communities

For period 20 June – 4 July 2025

GSR-25-19523

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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

Update on transfer of KiwiBuild and Infrastructure Acceleration Fund administration

In line with the Turnaround Plan, the Commercial Products team at Kāinga Ora have been working with their colleagues at the Ministry of Housing and Urban Development (HUD) to transfer any residual KiwiBuild underwrite activity. That transfer is now complete, and HUD has assumed full operational responsibility for the administration of the KiwiBuild activity from 1 July 2025.

The transfer included data and files management, operational processes and financial management. In addition, all developers and suppliers involved in the KiwiBuild programme have been advised and introduced to the team at HUD.

In addition, the administration of the Infrastructure Acceleration Fund (IAF) has been successfully transferred from Kāinga Ora to National Infrastructure Funding and Finance (NIFF) with effect from 1 July 2025. The transition period went smoothly, and a full handover of documentation, data, and the reporting software have been provided to the team at NIFF. All funding recipients and developers who have entered into IAF Agreements have been informed.

Contact Person:

s 9(2)(a)

Position:

Acting General Manager –
Urban Development and
Delivery

Phone:

s 9(2)(a)

Community Group Housing - Fire Damages update

The Wise Group provides a range of services across a number of charitable organisations including LinkPeople and Pathways, that support people experiencing mental health and addiction challenges and supporting individuals into healthy homes.

LinkPeople rents or leases 131 community group homes (CGH) from the Kāinga Ora Supported Housing portfolio. A resident in one of the homes was convicted of arson for a fire that was deliberately lit in a CGH property that caused \$110,000 of damage. While the damage has been repaired and the home re-tenanted, discussions with the provider and Kāinga Ora are ongoing about the appropriate apportionment of the costs for those repairs.

This situation highlights the larger system issue related to service providers securing suitable insurance for properties leased for social housing purposes. Typically, the insurance policies available do not cater for the complexities of the landlord-service provider relationship, and there is a perceived increased risks of adverse events posed by social housing tenants. Kāinga Ora has raised these concerns with the Ministry of Housing and Urban Development and continues to do so.

Contact Person: s 9(2)(a)	Position: General Manager – National Services	Phone: s 9(2)(a)
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3. Summary of papers sent

Paper	Purpose
Briefing Final Statement of Performance Expectations (SPE) 2025/26 and Statement of Intent (SOI) 2025/26 – 2029 GSR-25-19413	This paper provides the final Statement of Performance expectations for 2025/26 and Statement of Intent 2025/26 – 2029.
Ad Hoc New Zealand Health Group - Rent Rates GSR-25-19501	This briefing note provides you with an update in response to the letter you received on 19 June 2025 from New Zealand Health Group (NZHG), raising concerns about the properties its subsidiary organisations (New Zealand Community Living or NZCL and Geneva Healthcare Limited or Geneva) rent or lease from Kāinga Ora.
Ad Hoc Carpet Decision - Prior to visit to Bremworth Carpets GSR-25-19531	This paper provides you with background information on the decision by Kāinga Ora – Homes and Communities (Kāinga Ora) to reintroduce wool carpet in its social housing, ahead of your visit to the Bremworth Factory in Whanganui on 4 July 2025.

4. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
July	Briefing Transfer of the vertical build function in the Tamaki Large Scale Project GSR-25-19458	Hon. Chris Bishop	s 9(2)(a)
August	Ad Hoc Monthly report - June 2025 GSR-25-19463	Hon. Chris Bishop Hon. Nicola Willis	s 9(2)(a)

5. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-24-18095	Member of the Public	Public	<i>Building Innovation</i> HDS and Daum & Co	Hon. Chris Bishop	Noting FYI	24/02/2025 extended
GSR-25-19260	s 9(2)(a)	Media	<i>Developments</i> Developments in Nelson/Tasman	Hon. Chris Bishop	Nothing FYI	18/06/2025 Extended 03/07/2025
GSR-25-19302	Member of the Public	Public	<i>Staff</i> Restructure cost savings and senior managers' OHI results	Hon. Chris Bishop	Noting FYI	25/06/2025 Extended 23/07/2025
GSR-25-19305	Member of the Public	Public	<i>Staff</i> Staff annual leave stats	Hon. Chris Bishop	Noting FYI	26/06/2025 Extended 17/07/2025
GSR-25-19375	Member of the Public	Public	<i>Developments</i> Development at 112 Old State Highway, Paraparaumu	Hon. Chris Bishop	Not being provided	03/07/2025
GSR-25-19365	s 9(2)(a)	Opposition	<i>Finance</i> Capital spending in Budget Economic and Fiscal Update 2025	Hon. Chris Bishop	Noting FYI	07/07/2025
GSR-25-19373	s 9(2)(a)	Opposition	<i>Statistics, Stock and Pipeline</i> Kāinga Ora Delivery Pipelines	Hon. Chris Bishop	Noting FYI	07/07/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-19392	s 9(2)(a)	Opposition	<i>Administration</i> Tenant stats & terminations in Manurewa and Porirua	Hon. Chris Bishop	Noting FYI	07/07/2025
GSR-25-19425	Member of the Public	Public	<i>Rent</i> Rent arrears for Bay of Plenty and rate of repayments	Hon. Tama Potaka	Not being provided	08/07/2025
GSR-25-19407	s 9(2)(a)	Media	<i>Evictions and Terminations</i> KO evictions involving children	Hon. Chris Bishop	Consultation	09/07/2025
GSR-25-19457	Member of the Public	Public	<i>Maintenance</i> Maintenance Partner Contracts and Rates (Auckland Region)	Hon. Tama Potaka	Not being provided	15/07/2025
GSR-25-19490	Member of the Public	Public	<i>Administration</i> Lawyer's request for tenancy information in criminal proceedings	Hon. Chris Bishop	Noting FYI	21/07/2025
GSR-25-19483	s 9(2)(a)	Media	<i>Statistics, Stock and Pipeline</i> Cancelled projects	Hon. Chris Bishop	Noting FYI	18/07/2025
GSR-25-19482	s 9(2)(a)	Media	<i>Statistics, Stock and Pipeline</i> Demolished houses for cancelled projects	Hon. Chris Bishop	Noting FYI	18/07/2025
GSR-25-19472	Member of the Public	Public	<i>Maintenance</i> Cost to remediate Dixon Street Flats, Wellington	Hon. Chris Bishop	Not being provided	18/07/2025
GSR-25-19498	s 9(2)(a)	Opposition	<i>Statistics, Stock and Pipeline</i> Demolished social houses	Hon. Chris Bishop	Noting FYI	22/07/2025
GSR-25-19514	s 9(2)(a)	Media	<i>Developments</i> Developments on Castor Cres, Matahourua Cres, Hazard Gr and Bellona Place, Porirua	Hon. Chris Bishop	Noting FYI	22/07/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-19468	s 9(2)(a)	Media	<i>Maintenance</i> Methamphetamine repairs in West Coast homes	Hon Tama Potaka	Not being provided	22/07/2025
GSR-25-19535	s 9(2)(a)	Media	<i>Finance</i> Disaster insurance	Hon. Chris Bishop	Noting FYI	28/07/2025
GSR-25-19534	s 9(2)(a)	Media	<i>Maintenance</i> Carpet contract with Bremworth	Hon. Chris Bishop	Noting FYI	28/07/2025
GSR-25-19242	s 9(2)(a)	Media	<i>Staff</i> Daum & Co	Hon. Chris Bishop	Noting FYI	13/08/2025 extended

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.

7. Upcoming completed homes opportunities

Location	Description/features	Delivery dates subject to change	Proposed Kāinga Ora events/comms activities	Event date
Auckland				
s 9(2)(a) Clevedon Road, Papakura	Ten two-bedrooms and eight three-bedroom homes.	April 2025 (however the date has been pushed back a couple of times, so may move again.)	Community Viewing Day	TBC