



01 APR 2020

Tēnā koe

On 19 December 2019, you emailed the Ministry of Social Development (the Ministry) requesting, under the Official Information Act (the Act) 1982, the following information:

- *An explanation of MSDs role in the proposed transitional housing development for Wood Street Wainuiomata*
- *All correspondence, briefings, documents and meeting details from the past twelve months in relation to the proposed development of social housing on Wood Street Wainuiomata*
- *A breakdown of how many families/individuals are currently on a waitlist for social housing in Wainuiomata, and of those a breakdown of how many are waiting for transitional vs. permanent housing*
- *the number of people per family, and for those on the transitional waitlist a breakdown of the primary reason for being on the list.*
- *A breakdown of how many families/individuals are currently on a waitlist for social housing in the Lower Hutt region, the number of people per household/family, and a breakdown of the primary reasons these whanau are on a waitlist for transitional housing.*
- *Information about the services contracted providers are required to provide when responsible for transitional housing developments.*

On 21 January 2020, you were advised that your request for the following information was transferred to the Ministry of Housing and Urban Development (HUD):

- *Information about the services contracted providers are required to provide when responsible for transitional housing developments.*

On 29 January 2020, your request for information was refined to be for information about Emergency Housing Special Needs Grants (EH SNGs). Your request was clarified in part to be for:

1. *An explanation of MSDs role in the proposed transitional housing development for Wood Street Wainuiomata*
2. *All correspondence, briefings, documents and meeting details from the past twelve months in relation to the proposed development of social housing on Wood Street Wainuiomata*
3. *A breakdown of how many families/individuals are currently on a waitlist for social housing in Wainuiomata, the number of people per family, for those*

receiving and Emergency Housing Special Needs Grant (EH SNG) a breakdown of the primary reason for being on the list.

- 4. A breakdown of how many families/individuals are currently on a waitlist for social housing in the Lower Hutt region, the number of people per household/family, and a breakdown of the primary reasons these whanau are receiving an EH SNG*

For the sake of clarity your questions are addressed in turn:

- 1. An explanation of MSDs role in the proposed transitional housing development for Wood Street Wainuiomata*

The Ministry's role is to refer clients with an emergency housing need to the provider contracted by HUD.

- 2. All correspondence, briefings, documents and meeting details from the past twelve months in relation to the proposed development of social housing on Wood Street Wainuiomata*

You are provided with two documents which fall under the scope of this request:

- *Transitional housing at Wood Street, Wainuiomata, dated November 2019.*
- *Letter - Transitional housing development in Wainuiomata, dated 28 November 2019.*

The Ministry has also identified that email correspondence between HUD, Kāinga Ora and Ministry officials regarding stakeholder engagement with the Wainuiomata Community fall under the scope of this request.

These emails are withheld in full both under section 9(2)(f)(iv) of the Act as it is under active consideration and under section 9(2)(g)(i) of the Act to protect the effective conduct of public affairs through the free and frank expression of opinions.

I believe the greater public interest is in the ability of individuals to express opinions in the course of their duty. The release of this information is also likely to prejudice the ability of government to consider advice and the wider public interest of effective government would not be served

- 3. A breakdown of how many families/individuals are currently on a waitlist for social housing in Wainuiomata, the number of people per family, for those receiving and Emergency Housing Special Needs Grant (EH SNG) a breakdown of the primary reason for being on the list.*
- 4. A breakdown of how many families/individuals are currently on a waitlist for social housing in the Lower Hutt region, the number of people per household/family, and a breakdown of the primary reasons these whanau are receiving an EH SNG*

As at the end of September 2019, there were 634 housing applications in the Lower Hutt Territorial Local Authority (TLA) of which there were 1,421 people (adults and children) listed under the applications. Please note that the TLA is based on the main applicant's residential address as at September 2019. This includes people on the Housing Register and the Transfer Register.

As at the end of September 2019, there were 49 housing applications in the Wainuiomata suburb and 116 people listed under the applications. This is based on the main applicant's residential address suburb being recorded as Wainuiomata. People is a count of adults and children linked to an application.

Please note that people with an address which is unable to be matched to a TLA through the full address or from suburb and city details are recorded under the category 'unknown TLA'. The number of applicants in the Lower Hutt TLA may be slightly higher than reported as some people may not have an address which can be matched to a TLA.

Please find enclosed the following table:

- Table One: The number of EH SNGs granted by Lower Hutt, Naenae and Wainuiomata Work and Income sites during the period 1 October 2018 to 31 December 2019 broken down by quarter, the amount paid and the number of unique clients.

The Ministry is not able to provide a breakdown of the primary reasons whanau are receiving an EH SNG or are on the Social Housing Register in Wainuiomata and Lower Hutt. This information is held in notes on individual case files in the Ministry's internal client management system CMS.

In order to provide this information, the Ministry would need to divert personnel from their core duties and allocate extra time to review hundreds of individual case files. The diversion of these resources would impair the Ministry's ability to continue standard operations and would be an inefficient use of the Ministry's resources. As such, your request is refused under section 18(f) of the Official Information Act, requires substantial collation. The greater public interest is in the effective and efficient administration of the public service.

I have considered whether the Ministry would be able to respond to your requests given extra time, or the ability to charge for the information requested. I have concluded that, in either case, the Ministry's ability to undertake its work would still be prejudiced.

The principles and purposes of the Official Information Act 1982 under which you made your request are:

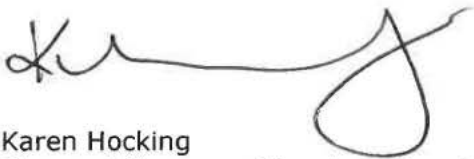
- to create greater openness and transparency about the plans, work and activities of the Government,
- to increase the ability of the public to participate in the making and administration of our laws and policies and
- to lead to greater accountability in the conduct of public affairs.

This Ministry fully supports those principles and purposes. The Ministry therefore intends to make the information contained in this letter and any attached documents available to the wider public shortly. The Ministry will do this by publishing this letter and attachments on the Ministry of Social Development's website. Your personal details will be deleted and the Ministry will not publish any information that would identify you as the person who requested the information.

If you wish to discuss this response with us, please feel free to contact OIA_Requests@msd.govt.nz.

If you are not satisfied with this response regarding the Wood Street Housing Development in Wainuiomata, you have the right to seek an investigation and review by the Ombudsman. Information about how to make a complaint is available at www.ombudsman.parliament.nz or 0800 802 602.

Yours sincerely

A handwritten signature in black ink, appearing to be 'KH', with a large loop at the end.

Karen Hocking
General Manager Housing, Service Delivery

Table One: The number of EH SNGs granted by Lower Hutt, Naenae and Wainuiomata Work and Income sites during the period 1 October 2018 to 31 December 2019 broken down by quarter, the amount paid and the number of unique clients

Site	31 December 2018			31 March 2019			30 June 2019			30 September 2019		
	Grants	Amount Granted	Unique Clients	Grants	Amount Granted	Unique Clients	Grants	Amount Granted	Unique Clients	Grants	Amount Granted	Unique Clients
Lower Hutt	354	\$560,364.68	79	317	\$572,156.00	88	569	\$1,049,157.36	120	673	\$1,144,922.03	120
Wainuiomata	27	\$55,066.00	8	46	\$54,419.05	18	38	\$62,186.00	20	55	\$89,179.00	21
Naenae	396	\$689,475.18	98	403	\$692,420.80	100	447	\$853,188.27	95	449	\$815,234.67	96

Notes on Table One:

- This is a count of grants, not a count of clients. A client may have more than one grant in the time period provided.
- The site is based on the Work and Income site where the Case Manager who approved the EH SNG was based at the time of the grant.
- This data includes EH SNGs paid under the 'emergency housing' need code.



Transitional housing at Wood Street, Wainuiomata

NOVEMBER 2019



Indicative picture only

What's happening?

Kāinga Ora – Homes and Communities is planning to deliver around 42 transitional housing homes on Wood Street in Wainuiomata.

Transitional housing provides people in urgent need of housing with a warm, dry and safe place to live for three months or more while they are helped to find more permanent accommodation.

Transitional housing is managed by contracted providers who are responsible for making sure the families living there are supported and helped to find permanent housing. This can include budgeting advice, health services or engagement with social services. They will also be responsible for ensuring the properties are well maintained and managed.

About the development

It is likely this development will be made up of 34 two-bedroom homes, and 8 three-bedroom homes, plus a community building and an office. The exact mix of home sizes may change as plans progress.

The homes will be of a high quality, designed to fit in with the neighbourhood and will be landscaped with plenty of parking. They will be positioned for maximum sun and privacy and will have open spaces and quality on-site amenities for residents.

Kāinga Ora will build and own these properties and will ensure the construction process is carefully managed to ensure minimum noise and disruption to neighbours.

How will we minimise noise and disruption while the homes are being built?

Construction work is expected to commence early 2020 and the new homes are expected to be ready mid-2020. There will be site and traffic management

plans in place to minimise noise and disruption to the community. The building contractors will ensure the site is kept tidy and secure. Construction will take place in accordance with the resource consent conditions, but generally between 7.30am and 6pm, Monday to Saturday. No building work will take place on Sundays or public holidays.



DRAFT plans for Wood Street development. The mix of housing size (eg. two or three bedroom homes) may change as work progresses.

Who will live in the new homes?

The people living in these homes will be people and whānau who need somewhere warm, dry and safe to live while they look for a longer-term home.

There could be up to 42 households – and potentially up to 130 people – living in here at any one time. Before they're placed into transitional housing, the Ministry of Social Development will talk with each family or individual to understand their situation and make sure a transitional home at Wood Street, Wainuiomata is the right option for them. A social services provider will work closely with them while they're in these homes, supporting them to find longer-term housing, and access the services they need.

Questions?

If you have any further questions, please contact:

Renée Regal
Senior Stakeholder Relationship Manager
Kāinga Ora – Homes and Communities

021 998 724
renee.regal@kaingaora.govt.nz

28 November 2019

Dear Neighbour,

Transitional housing development in Wainuiomata

Kāinga Ora – Homes and Communities is delivering more public housing to meet rising demand and need. Part of this work includes more transitional housing.

Transitional housing provides people in urgent need of housing with a warm, dry and safe place to live for three months or more while they are helped to find permanent accommodation.

As part of this programme, Kāinga Ora is planning to deliver around 42 homes, along with a site office and community building on land at Wood Street, Wainuiomata. This accommodation is very much needed for people in urgent need of somewhere to stay. It is likely there will be 34 two-bedroom homes, and 8 three-bedroom homes. The exact mix of home sizes may change as plans progress, and we will keep you updated on this.

The houses will be warm, dry, and built to modern building and design standards. They will be built offsite and assembled on-site, so they can be in place quickly to meet urgent demand. The use of this development may change to meet different public housing demands and needs in the future.

Transitional housing is managed by contracted providers who are responsible for making sure the families living there are supported and helped to find permanent housing. This can include budgeting advice, health services or engagement with social services. They will also be responsible for ensuring the properties are well maintained and managed.

An application for resource consent will soon be lodged with Hutt City Council and we anticipate that work should begin in early 2020. The new homes are expected to be completed mid-2020. A fact sheet is enclosed.

We will keep you updated, and share plans with you as the project progresses. In the meantime, if you have any questions about the development, please contact me on 021 998 724.

Kind regards,
Renée Regal
Senior Stakeholder Relationship Manager
Kāinga Ora – Homes and Communities
email: renee.regal@kaingaora.govt.nz
DDI: 021 998 724

Kāinga Ora – Homes and Communities is a new Crown entity that brings together the people, capabilities and resources of KiwiBuild, Housing New Zealand, and its development subsidiary HLC.

Visit www.kaingaora.govt.nz for more information.