



## Homes removed from service by reason as at 31 March 2024



	Homes removed from service					Total Homes removed from service
	Homes in construction		Redevelopment / Disposal			
	Major Repair	Retrofit Process	Redevelopment Process	Demolition Process	Sales & Lease Expiry	
State Housing	253	742	408	479	98	1,980
Community Group Housing*	3	3	-	4	1	11
<b>Total</b>	<b>256</b>	<b>745</b>	<b>408</b>	<b>483</b>	<b>99</b>	<b>1,991</b>

Footnotes:

- There are 99 properties in the Sales and Lease Expiry Column. 65 are pending sale and 34 are lease expiries.
- For additional commentary regarding the above table, please refer to the glossary below.
- Total Kāinga Ora stock of all housing types as at 31 March 2024 was 73,303 properties.
- For additional commentary regarding the above table, please refer to the glossary.

## Homes removed from service

Those homes that are in the process of being redeveloped/demolished, retrofitted, having major repairs or being disposed of

### Unavailable Homes - in construction

#### Major Repairs

Homes removed from service because they have been significantly damaged, e.g. fire, chemical or natural hazard. Some are under repair, while others will be pending a decision on their future.

#### Retrofit Process

Part of the renewal programme to bring old homes up to modern standards and realign the portfolio to match the needs of its customers, optimise land use, & increase New Zealand's total housing stock. Includes homes being used as temporary accommodation\* while tenants existing homes are being retrofitted.

### Redevelopment / Disposal

#### Redevelopment process

These are homes that have been tagged for redevelopment, are waiting on final investment planning to be completed and a business case approved before being demolished. A fixed term tenancy is impracticable due to timeframes and or costs.

#### Demolition Process

These are homes that are to be redeveloped where a business case has been approved and are actively in the process of being demolished.

#### Sales & Lease expiry

Homes leaving the portfolio by either going through the process of being sold or the lease coming up to expiry and not intended to be renewed.