

5 December 2023

s9(2)(a)

Thank you for your email of 17 November 2023 to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

*Please can you supply if the State Houses at 88-90 Hall Street Cobden and 46 and 48 Firth Street were upgraded in the past five years to Healthy Homes standard and details of the costs spent to make them Healthy Homes. Please also advise the dates these were completed.*

For context, the Residential Tenancies (Healthy Homes Standards) Regulations (2019) set out minimum standards for heating, insulation, ventilation, moisture ingress / drainage, and draught-stopping in rental properties, including public housing. All property owners are required to meet these Standards in their homes within a set timeframe.

From the introduction of this legislation, Kāinga Ora was required to meet the Healthy Homes Standards in our homes by 1 July 2023. In November 2022, the Government announced it was giving all property owners more time to comply, and the deadline for Kāinga Ora and Community Housing Providers shifted to 1 July 2024. For private property owners, the deadline changed to 1 July 2025.

It is also worth noting that if the property owner has plans in place to demolish or substantially redevelop the property within 12 months from the compliance deadline, the legislation allows for that home to be exempt from meeting the Standards by the deadline.

I can confirm that 88 and 90 Hall Street, Cobden have not had any Healthy Homes works under the Kāinga Ora Healthy Homes Programme. These properties are currently vacant, pending demolition for redevelopment.

46 and 48 Firth Street, Cobden have both had Healthy Homes compliance works completed to meet legislative standards. It is important to note that when Healthy Homes work commenced in these homes, at that time Kāinga Ora had not made a decision to redevelop the properties, and we were working to the earlier compliance deadline of 1 July 2023.

These properties are now vacant and pending redevelopment.

48 Firth Street, Cobden received a total spend of \$3,181.86 (inc. GST) at the property under our Healthy Homes Programme to achieve compliance. The work order was raised with our maintenance partner on 29 September 2021 and the works were fully completed by 9 August 2022.

46 Firth Street, Cobden received a total spend of \$9,125.37 (inc. GST) at the property under our Healthy Homes Programme to achieve compliance. The work order was raised with our maintenance partner on 23 February 2022 and the works were fully completed by 14 March 2023.

The average cost to bring a Kāinga Ora home up to the minimum Healthy Homes Standards is around \$5,000 - \$6,000 per home, though this will fluctuate depending on the age of the home and work required.

Please note that Kāinga Ora proactively releases its 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.

Nāku noa, nā

A handwritten signature in blue ink that reads "Rachel Kelly". The signature is written in a cursive style.

Rachel Kelly  
**Manager, Government Relations**