

22 February 2024

s9(2)(a)



Thank you for your 8 January 2024 email to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

*“The amount budgeted by Kainga Ora for projects in Ashburton for FY23/24 and 24/25, broken down by:*

- *Redevelopments*
- *new build acquisitions*
- *retrofitting of existing homes”*

This request has been interpreted as:

- for the Ashburton Territorial Local Authority (the basis that Kāinga Ora records and reports information)
- for expenditure to date in 2023/24 (from 1 July 2023 to 31 December 2023)
- budgeted expenditure or expected expenditure for the remainder of 2023/24 and for 2024/25.

To help meet the need for more public housing, Kāinga Ora is building and buying new homes at sites across Ashburton.

We are adding the new homes in a number of ways. This includes buying new houses from developers and replacing our older homes on large sections with a greater number of new warm, dry homes that better meet the needs of our customers today, through our redevelopment programme.

We are also undertaking an extensive retrofit programme in Ashburton, which renews the life of a home and ensures they are warmer, drier, healthier and more energy efficient for our customers to live in. Work varies for each home, but the significant renovation work can include full insulation (walls, ceiling and floor), double glazing, improved airtightness, ventilation, and new heating. We may also upgrade bathrooms and kitchens, convert homes to a more open plan living layout, and make the home more accessible.

For more information about recent and proposed developments in Ashburton and across New Zealand, including an interactive map, please refer to the following links:

- <https://letstalk.kaingaora.govt.nz/ashburton/ashburtonlandingpage/>
- <https://kaingaora.govt.nz/en/NZ/urban-development-and-public-housing/public-housing/public-housing-developments/>.

The following link provides regular updates on the number of Kāinga Ora homes in Ashburton and across New Zealand: <https://kaingaora.govt.nz/assets/Publications/Managed-stock/Managed-Stock-TLA-September-2023.pdf>.

Below are replies to each of your questions:

Redevelopments

- expenditure to date (1 July 2023 to 31 December 2023) \$ 3,479,621
- expenditure forecast for the remainder of 2023/24 \$29,694,687
- budgeted forecast of expenditure for 2024/25 \$15,991,465

New build acquisitions

- expenditure to date (1 July 2023 to 31 December 2023) \$6,607,473
- expenditure forecast for the remainder of 2023/24 \$ 38,750
- budgeted forecast of expenditure for 2024/25 \$2,983,000

The \$38,750 expenditure forecast is an amount retained to cover any maintenance requirements for new builds already bought. This is expected to be paid in the second half of the 2023/24 once any maintenance requirements, if any, are met.

Retrofitting

For the Ashburton Territorial Authority, the expenditure (including GST) on retrofitting homes is as follows:

- construction expenditure to date (1 July 2023 to 31 December 2023): \$6,890,000
- construction expenditure forecast for the remainder of 2023/24: \$1,660,000
- estimated professional services over 2023/24: \$1,170,000
- budgeted construction expenditure for 2024/25: \$3,580,000
- estimated professional services for 2024/25: \$450,000

Professional services are not recorded in the same way as construction cost, and the above figure is an estimate of external project manager and design resource costs.

Under section 28(3) of the Act, you have the right to seek an investigation and review by the Ombudsman of this response. Contact details can be found at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at [kaingaora.govt.nz/publications/official-information-requests/](http://kaingaora.govt.nz/publications/official-information-requests/) with your personal information removed.

Yours sincerely



Paul Commons  
Deputy Chief Executive – South Island